# Statement of Information
# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address
Including suburb and postcode

9/6 Adam Street, Richmond Vic 3121

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $300,000 | & | $330,000

## Median sale price

| Median price | $562,500 | Property Type | Unit | Suburb | Richmond |

| Period - From | 01/01/2025 | to | 31/03/2025 | Source | REIV |

## Comparable property sales (*Delete A or B below as applicable)

A*    These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | | Price | Date of sale |
|---|---|---|---|
| 1 | 1/185 Stawell St RICHMOND 3121 | $329,000 | 05/06/2025 |
| 2 | 18/38 Burnley St RICHMOND 3121 | $290,000 | 02/04/2025 |
| 3 | 15/182 Coppin St RICHMOND 3121 | $318,000 | 27/03/2025 |

**OR**

B*    ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:  01/07/2025 12:55

CONSUMER AFFAIRS VICTORIA

# 9/6 Adam Street, Richmond Vic 3121

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**Indicative Selling Price**
$300,000 - $330,000
**Median Unit Price**
March quarter 2025: $562,500

**Property Type:**
Agent Comments

# Comparable Properties

### 1/185 Stawell St RICHMOND 3121 (REI)

🛏 1    🛁 1    🚗 1

**Price:** $329,000
**Method:** Private Sale
**Date:** 05/06/2025
**Property Type:** Apartment

Agent Comments

### 18/38 Burnley St RICHMOND 3121 (REI/VG)

🛏 1    🛁 1    🚗 1

**Price:** $290,000
**Method:** Private Sale
**Date:** 02/04/2025
**Property Type:** Apartment

Agent Comments

### 15/182 Coppin St RICHMOND 3121 (REI/VG)

🛏 1    🛁 1    🚗 1

**Price:** $318,000
**Method:** Private Sale
**Date:** 27/03/2025
**Property Type:** Unit

Agent Comments

**Account** - BigginScott  |  P: 03 9426 4000