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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/6 Adam Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$295,000		&		\$315,000			
Median sale price								
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	22/81 Edinburgh St RICHMOND 3121	\$305,000	03/07/2025
2	2/108 Mary St RICHMOND 3121	\$296,000	07/05/2025
3	18/38 Burnley St RICHMOND 3121	\$290,000	02/04/2025

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:

24/07/2025 16:59









Property Type: Agent Comments Indicative Selling Price \$295,000 - \$315,000 Median Unit Price June quarter 2025: \$570,000

Comparable Properties

22/81 Edinburgh St RICHMOND 3121 (REI) 1 1 1 1 Price: \$305,000 Method: Private Sale Date: 03/07/2025 Property Type: Apartment	Agent Comments
2/108 Mary St RICHMOND 3121 (REI/VG) 1 1 1 1 1 1 1 Price: \$296,000 Method: Private Sale Date: 07/05/2025 Property Type: Unit	Agent Comments
18/38 Burnley St RICHMOND 3121 (REI/VG) 1 1 1 1 Price: \$290,000 Method: Private Sale Date: 02/04/2025 Property Type: Apartment	Agent Comments

Account - BigginScott | P: 03 9426 4000



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