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

26/16 Goodwood Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	n \$780,000		&		\$850,000				
Median sale p	rice								
Median price	\$825,000	Pro	operty Type	Том	/nhouse		Suburb	Richmond	
Period - From	26/06/2024	to	25/06/2025		So	ource	Property	Data	

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.

Ade	dress of comparable property	Price	Date of sale	
1	5/408-422 Victoria St RICHMOND 3121	\$817,500	01/05/2025	
2	9/16 Goodwood St RICHMOND 3121	\$855,000	13/04/2025	
3	3/16 Goodwood St RICHMOND 3121	\$780,000	07/02/2025	

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:

26/06/2025 17:30

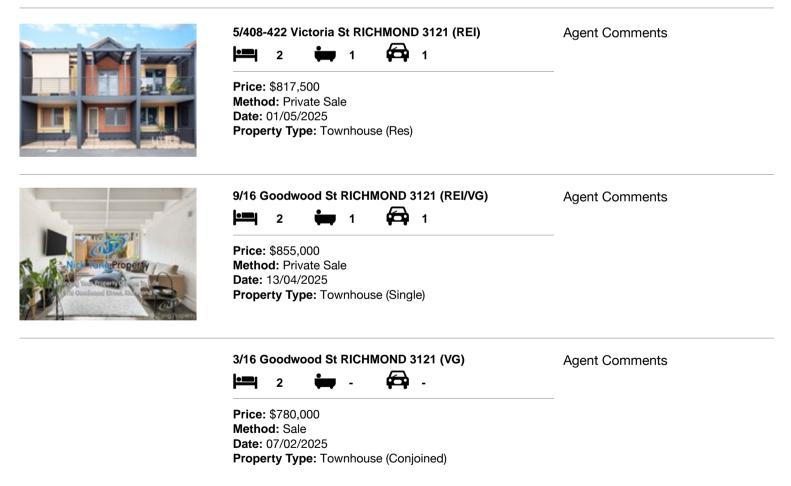






Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Townhouse Price 26/06/2024 - 25/06/2025: \$825,000

Comparable Properties



Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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