

# 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 604/11 David Street, Richmond VIC-3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range  
between \$590,000 & \$640,000

### Median sale price

Median price \$607,791 Property type Unit Suburb Richmond

Period - From Jan 2025 to May 2025 Source RP Data – Core Logic

### Comparable property sales

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. 505/11 DAVID STREET RICHMOND VIC 3121	\$625,000	30/05/2025
2. 102/339 BURNLEY STREET RICHMOND VIC 3121	\$650,000	29/03/2025
3. 310/8 GARFIELD STREET RICHMOND VIC 3121	\$670,000	12/05/2025

This Statement of Information was prepared on: 11/06/2025