

# 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

106/38 Elizabeth 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)

Range between

\$325,000

&

\$355,000

### 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	12/70 Nicholson St FITZROY 3065	\$350,000	18/06/2025
2	12/4 Smith St RICHMOND 3121	\$327,000	09/06/2025
3	112/8 Garfield St RICHMOND 3121	\$350,000	21/03/2025

**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:

02/07/2025 13:37



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$325,000 - \$355,000  
**Median Unit Price**  
March quarter 2025: \$562,500

## Comparable Properties



**12/70 Nicholson St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 18/06/2025  
**Property Type:** Unit



**12/4 Smith St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$327,000  
**Method:** Private Sale  
**Date:** 09/06/2025  
**Property Type:** Apartment



**112/8 Garfield St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** Apartment