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

68 Abinger Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$980,000		&		\$1,070,000			
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Hous	se		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	24 Johnson St RICHMOND 3121	\$1,130,000	25/04/2025
2	59 Cutter St RICHMOND 3121	\$1,015,000	20/02/2025
3	8 Francis St RICHMOND 3121	\$1,125,000	19/02/2025

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:

15/07/2025 10:04





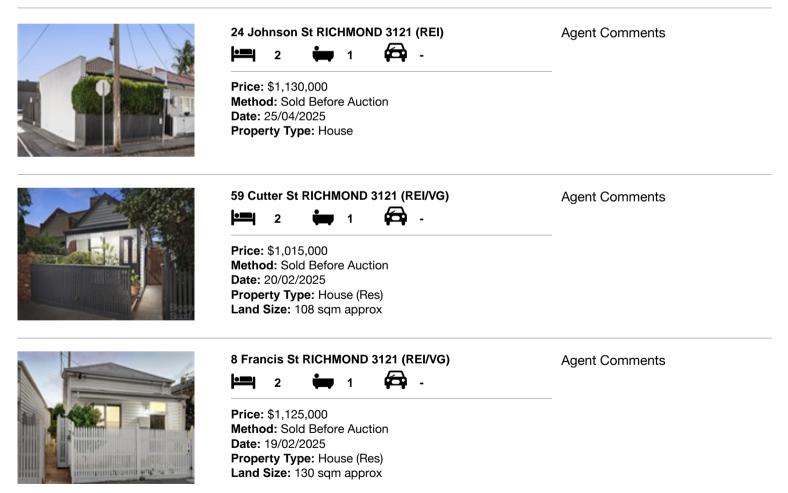




Property Type: House Agent Comments

Indicative Selling Price \$980,000 - \$1,070,000 Median House Price June quarter 2025: \$1,550,000

Comparable Properties



Account - Jellis Craig | P: 03 9864 5000



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