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 6/33 York Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,050,000		&		\$1,100,000			
Median sale price								
Median price	\$825,000	Pro	operty Type	Том	nhouse		Suburb	Richmond
Period - From	02/07/2024	to	01/07/2025		So	ource	Property	y 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	10/52a Lyndhurst St RICHMOND 3121	\$1,130,000	19/06/2025
2	23 Little Buckingham St RICHMOND 3121	\$1,020,000	02/05/2025
3	2/16 Princes St ABBOTSFORD 3067	\$1,010,000	12/04/2025

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:

02/07/2025 10:09









Rooms: 4 Property Type: Townhouse (Res) Land Size: 107 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,100,000 Median Townhouse Price 02/07/2024 - 01/07/2025: \$825,000

Comparable Properties

10/52a Lyndhurst St RICHMOND 3121 (REI) 1 3 1 Price: \$1,130,000 Method: Private Sale Date: 19/06/2025 Property Type: Townhouse (Single)	Agent Comments
23 Little Buckingham St RICHMOND 3121 (REI) 3 2 2 2 Price: \$1,020,000 Method: Sold Before Auction Date: 02/05/2025 Property Type: Townhouse (Res)	Agent Comments
2/16 Princes St ABBOTSFORD 3067 (REI/VG) 3 2 2 2 Price: \$1,010,000 Method: Auction Sale Date: 12/04/2025 Property Type: Townhouse (Res) Land Size: 64 sqm approx	Agent Comments

Account - BigginScott | P: 03 9426 4000



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