

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

12/31 York Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$825,000

Property Type

Townhouse

Suburb

Richmond

Period - From

08/07/2024

to

07/07/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	5/34 Lord St RICHMOND 3121	\$960,000	29/03/2025
2	6/100 Dover St CREMORNE 3121	\$860,000	01/03/2025
3	15/1-5 Lyndhurst St RICHMOND 3121	\$1,000,000	08/02/2025

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:

08/07/2025 16:27



 2
  1
  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

08/07/2024 - 07/07/2025: \$825,000

Comparable Properties



5/34 Lord St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$960,000

Method: Private Sale

Date: 29/03/2025

Property Type: Townhouse (Single)



6/100 Dover St CREMORNE 3121 (REI)

Agent Comments

 2
  1
  2

Price: \$860,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)



15/1-5 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

 2
  2
  2

Price: \$1,000,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9428 3333