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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Том	nhouse		Suburb	Richmond
Period - From	08/07/2024	to	07/07/2025		So	urce	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.

Ad	dress 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



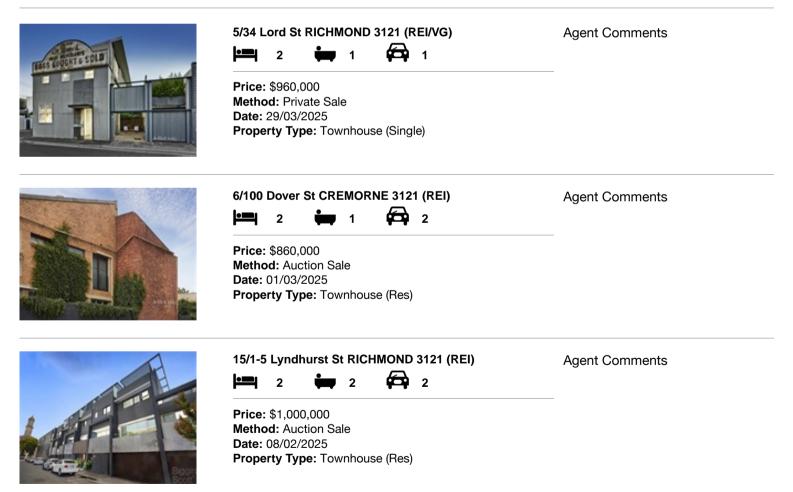






Property Type: Townhouse Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price 08/07/2024 - 07/07/2025: \$825,000

Comparable Properties



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propertydata



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