

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

614/14 DAVID STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

617/14 DAVID STREET RICHMOND VIC 3121	\$545,000	08-Apr-25
10/35 HILL STREET HAWTHORN VIC 3122	\$536,000	01-Mar-25
1/97-101 HUNTER STREET RICHMOND VIC 3121	\$540,000	26-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 06 August 2025

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**617/14 DAVID STREET RICHMOND
VIC 3121**

Sold Price

\$545,000

Sold Date

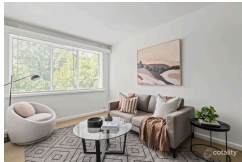
08-Apr-25

2

1

1

Distance

0km

**10/35 HILL STREET HAWTHORN
VIC 3122**

Sold Price

\$536,000

Sold Date

01-Mar-25

2

1

1

Distance

0.94km

**1/97-101 HUNTER STREET
RICHMOND VIC 3121**

Sold Price

\$540,000

Sold Date

26-Jun-25

2

1

1

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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