

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

103/36 REGENT 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

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

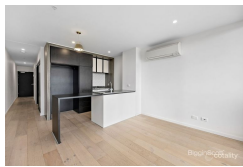
Date of sale

322/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$320,000	15-Aug-25
208/9 DAVID STREET RICHMOND VIC 3121	\$355,000	23-Jul-25
9/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$330,000	11-May-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: 25 August 2025


**322/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

 1
  1
  -

Sold Price ^{RS} **\$320,000** ^{UN} Sold Date **15-Aug-25**

Distance **1.44km**


**208/9 DAVID STREET RICHMOND
VIC 3121**

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  1
  -

Sold Price ^{RS} **\$355,000** Sold Date **23-Jul-25**

Distance **0km**


**9/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

 1
  1
  -

Sold Price **\$330,000** Sold Date **11-May-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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