

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

1/28 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,425,500

Property Type House

Suburb Richmond

Period - From 01/01/2025

to 31/03/2025

Source REIV

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	127 Yarra St ABBOTSFORD 3067	\$1,385,000	11/04/2025
2	20 Peers St RICHMOND 3121	\$1,401,000	29/03/2025
3	3/10 Lord St RICHMOND 3121	\$1,467,000	07/02/2025

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:

14/06/2025 08:29



3
 2
 1

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2025: \$1,425,500

Comparable Properties



127 Yarra St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,385,000

Method: Private Sale

Date: 11/04/2025

Property Type: Townhouse (Single)

Land Size: 147 sqm approx



20 Peers St RICHMOND 3121 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,401,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 314 sqm approx



3/10 Lord St RICHMOND 3121 (REI/VG)

Agent Comments

3
 3
 2

Price: \$1,467,000

Method: Private Sale

Date: 07/02/2025

Property Type: Townhouse (Single)