

# 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

1104/33 Judd Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2025

to

30/06/2025

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 | 9/67 Alexandra Av SOUTH YARRA 3141   | \$1,115,000 | 21/06/2025   |
| 2 | 1002/251 Johnston St ABBOTSFORD 3067 | \$1,200,000 | 17/06/2025   |
| 3 | 2/35 Davison St RICHMOND 3121        | \$1,140,000 | 14/06/2025   |

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:

11/08/2025 13:01



**Property Type:** House (Res)  
**Land Size:** 2297 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median Unit Price**  
 June quarter 2025: \$570,000

## Comparable Properties



**9/67 Alexandra Av SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$1,115,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** Apartment



**1002/251 Johnston St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 17/06/2025  
**Property Type:** Apartment



**2/35 Davison St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Townhouse (Res)