

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

19/200 Brighton Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Richmond

Period - From

19/08/2024

to

18/08/2025

Source

Property 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.

	Address of comparable property	Price	Date of sale
1	308/163 Cremorne St CREMORNE 3121	\$627,000	08/08/2025
2	305/172 Lennox St RICHMOND 3121	\$640,000	21/07/2025
3	3/200 Brighton St RICHMOND 3121	\$665,000	15/04/2025

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:

19/08/2025 13:30



Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

19/08/2024 - 18/08/2025: \$575,000

Comparable Properties



308/163 Cremorne St CREMORNE 3121 (REI)

Agent Comments



Price: \$627,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Apartment



305/172 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 21/07/2025

Property Type: Apartment



3/200 Brighton St RICHMOND 3121 (REI)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 15/04/2025

Property Type: Apartment