

# 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

5/285 Church 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 \$820,000

&

\$840,000

### 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	1/15 Shakespeare Gr HAWTHORN 3122	\$833,000	23/05/2025
2	5/408-422 Victoria St RICHMOND 3121	\$817,500	01/05/2025
3	9/16 Goodwood St RICHMOND 3121	\$855,000	13/04/2025

**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:

14/07/2025 10:47



 2  1  1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/15 Shakespeare Gr HAWTHORN 3122 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$833,000

**Method:** Expression of Interest

**Date:** 23/05/2025

**Property Type:** Apartment



**5/408-422 Victoria St RICHMOND 3121 (REI)**

Agent Comments

 2  1  1

**Price:** \$817,500

**Method:** Private Sale

**Date:** 01/05/2025

**Property Type:** Townhouse (Res)



**9/16 Goodwood St RICHMOND 3121 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$855,000

**Method:** Private Sale

**Date:** 13/04/2025

**Property Type:** Townhouse (Single)