

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

Range between \$820,000 & \$850,000

Median sale price

Median price \$902,000 Property Type Townhouse Suburb Richmond

Period - From 18/09/2024 to 17/09/2025 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	2/25 Palmer St RICHMOND 3121	\$812,000	09/07/2025
2	3/201 Dover St CREMORNE 3121	\$825,000	28/06/2025
3	5/408-422 Victoria St RICHMOND 3121	\$817,500	01/05/2025

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:

18/09/2025 10:55



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2 1 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$820,000 - \$850,000
Median Townhouse Price
18/09/2024 - 17/09/2025: \$902,000

Comparable Properties



2/25 Palmer St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$812,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)



3/201 Dover St CREMORNE 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000
Method: Private Sale
Date: 28/06/2025
Property Type: Townhouse (Single)



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)



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