

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

35 Hunter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$904,500

Property Type Townhouse

Suburb Richmond

Period - From 04/10/2024

to

03/10/2025

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	2a York St RICHMOND 3121	\$1,700,000	09/07/2025
2	2/10 Hosie St RICHMOND 3121	\$1,610,000	26/05/2025
3	1/75 Firebell La RICHMOND 3121	\$1,490,000	09/04/2025

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:

04/10/2025 13:46



2 2 2

Property Type: Townhouse
(Single)
Land Size: 156 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
04/10/2024 - 03/10/2025: \$904,500

Comparable Properties

2a York St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$1,700,000
Method:
Date: 09/07/2025
Property Type: Townhouse (Single)



2/10 Hosie St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 2

Price: \$1,610,000
Method: Sold Before Auction
Date: 26/05/2025
Property Type: House (Res)



1/75 Firebell La RICHMOND 3121 (REI/VG)

Agent Comments

2 2 2

Price: \$1,490,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Res)