

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

3/80 Cutter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$902,000

Property Type Townhouse

Suburb Richmond

Period - From 01/09/2024

to 31/08/2025

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	5/101 Crown St RICHMOND 3121	\$1,070,000	30/07/2025
2	11/60 Glass St RICHMOND 3121	\$960,000	08/05/2025
3	2/80 Cutter St RICHMOND 3121	\$1,115,000	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:

01/09/2025 14:34



 2  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



5/101 Crown St RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$1,070,000

Method: Sold Before Auction

Date: 30/07/2025

Property Type: Townhouse (Res)



11/60 Glass St RICHMOND 3121 (REI/VG)

Agent Comments

 2  2  1

Price: \$960,000

Method: Private Sale

Date: 08/05/2025

Property Type: Townhouse (Res)



2/80 Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,115,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Townhouse (Single)