

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

38 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,550,000

Property Type House

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	9 Newry St RICHMOND 3121	\$1,116,000	30/08/2025
2	69 Green St CREMORNE 3121	\$1,010,000	27/06/2025
3	101 Charles St ABBOTSFORD 3067	\$1,055,000	21/06/2025

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:

01/10/2025 17:05



2 1 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2025: \$1,550,000

Comparable Properties



9 Newry St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,116,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 140 sqm approx



69 Green St CREMORNE 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,010,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 123 sqm approx



101 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$1,055,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 141 sqm approx