#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	212/45 York Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$646,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/07/2025	to	30/09/2025		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

1	514/2 Mcgoun St RICHMOND 3121	\$605,000	27/08/2025
2	206/45 York St RICHMOND 3121	\$640,000	20/06/2025
3	113/45 York St RICHMOND 3121	\$600,000	05/06/2025

#### 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:	09/10/2025 11:22



Date of sale



**Emily Savers** 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

**Indicative Selling Price** \$600,000 - \$640,000 **Median Unit Price** September quarter 2025: \$646,000



Property Type: Apartment **Agent Comments** 

## Comparable Properties



514/2 Mcgoun St RICHMOND 3121 (REI)

**Agent Comments** 

Price: \$605,000 Method: Private Sale Date: 27/08/2025

Property Type: Apartment



206/45 York St RICHMOND 3121 (REI/VG)

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Agent Comments

Price: \$640,000 Method: Private Sale Date: 20/06/2025

Property Type: Apartment



113/45 York St RICHMOND 3121 (REI/VG)

Price: \$600,000 Method: Private Sale Date: 05/06/2025

Property Type: Apartment

**Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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