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	4/10 Abinger Place, 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

Add	dress of comparable property	Price	Date of sale
1	19/200 Brighton St RICHMOND 3121	\$650,000	05/09/2025
2	4/303-305 Church St RICHMOND 3121	\$665,000	30/08/2025
3	25/50 Morang Rd HAWTHORN 3122	\$655,000	17/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/10/2025 11:26





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Indicative Selling Price \$650,000 - \$675,000 Median Unit Price September quarter 2025: \$646,000



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Property Type: Apartment Agent Comments

Comparable Properties



19/200 Brighton St RICHMOND 3121 (REI)

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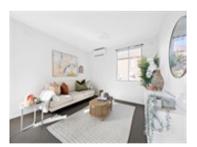
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Price: \$650,000 Method: Private Sale Date: 05/09/2025

Property Type: Apartment

Agent Comments



4/303-305 Church St RICHMOND 3121 (REI)

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Price: \$665,000 **Method:** Auction Sale **Date:** 30/08/2025

Property Type: Apartment

Agent Comments



25/50 Morang Rd HAWTHORN 3122 (REI/VG)

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-3

Price: \$655,000

Method: Sold Before Auction

Date: 17/07/2025 Property Type: Unit Agent Comments

Account - BigginScott | P: 03 9426 4000





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