#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	6/65 Elizabeth 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 Ur	nit		Suburb	Richmond
Period - From	01/07/2025	to	30/09/2025	Sc	ource	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

Address of comparable property		1 1100	Date of Sale
1	11/5 Mcgrath Ct RICHMOND 3121	\$305,000	17/09/2025
2	22/81 Edinburgh St RICHMOND 3121	\$305,000	03/07/2025
3	2/108 Mary St RICHMOND 3121	\$296,000	07/05/2025

#### 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:	14/10/2025 12:44



Date of sale



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**Indicative Selling Price** \$270,000 - \$290,000 **Median Unit Price** September quarter 2025: \$646,000





Property Type: Apartment **Agent Comments** 

## Comparable Properties



11/5 Mcgrath Ct RICHMOND 3121 (REI)

Price: \$305,000 Method: Private Sale Date: 17/09/2025

Property Type: Apartment

**Agent Comments** 



22/81 Edinburgh St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$305,000 Method: Private Sale Date: 03/07/2025

Property Type: Apartment



2/108 Mary St RICHMOND 3121 (REI/VG)

Price: \$296,000 Method: Private Sale Date: 07/05/2025 Property Type: Unit

**Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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