

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

405/84 CUTTER STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

405/70 BURNLEY STREET RICHMOND VIC 3121	\$815,000	09-Apr-25
501/172 LENNOX STREET RICHMOND VIC 3121	\$830,000	27-Aug-25
22/15 RIVER BOULEVARD RICHMOND VIC 3121	\$760,000	15-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 07 October 2025



**405/70 BURNLEY STREET
RICHMOND VIC 3121**

 2
  2
  1

Sold Price **\$815,000** Sold Date **09-Apr-25**

Distance **1.37km**



**501/172 LENNOX STREET
RICHMOND VIC 3121**

 2
  2
  1

Sold Price ^{RS} **\$830,000** Sold Date **27-Aug-25**

Distance **1.51km**



**22/15 RIVER BOULEVARD
RICHMOND VIC 3121**

 2
  2
  1

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **15-Sep-25**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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