

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

11/33 Goodwood Street, Richmond Vic 3121

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$646,000 Property 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	Date of sale
1	3/2 The Vacluse RICHMOND 3121	\$644,000	06/09/2025
2	4/303-305 Church St RICHMOND 3121	\$665,000	30/08/2025
3	4/199 Lennox St RICHMOND 3121	\$646,000	29/07/2025

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:

07/10/2025 10:37



2
 1
 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

September quarter 2025: \$646,000

Comparable Properties



3/2 The Vaucluse RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$644,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Unit



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

Agent Comments

2
 1
 1

Price: \$665,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Apartment



4/199 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$646,000

Method: Private Sale

Date: 29/07/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000