## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

	10/108 Mary Street, Richmond Vic 3121
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$520,000 &	\$560,000
---------------------------	-----------

### Median sale price

Median price	\$577,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	17/10/2024	to	16/10/2025		Source	Property	/ Data

## 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	5/2 Edinburgh St RICHMOND 3121	\$591,000	26/07/2025
2	1/101 Hunter St RICHMOND 3121	\$540,000	26/06/2025
3	9/17 Stillman St RICHMOND 3121	\$585,000	17/06/2025

#### 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:	17/10/2025 14:40









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$520,000 - \$560,000 **Median Unit Price** 17/10/2024 - 16/10/2025: \$577,000

# Comparable Properties



5/2 Edinburgh St RICHMOND 3121 (REI/VG)

2

Price: \$591,000 Method: Auction Sale Date: 26/07/2025

Property Type: Apartment

**Agent Comments** 



1/101 Hunter St RICHMOND 3121 (REI)

2



**Agent Comments** 

Price: \$540,000 Method: Private Sale Date: 26/06/2025

Property Type: Apartment

9/17 Stillman St RICHMOND 3121 (REI/VG)

Price: \$585,000 Method: Private Sale



Date: 17/06/2025 Property Type: Apartment **Agent Comments** 

Account - BigginScott | P: 03 9426 4000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.