## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

390 Highett Street, Richmond Vic 3121

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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## Median sale price

Median price	\$847,500	Pro	perty Type	Tow	nhouse		Suburb	Richmond
Period - From	29/10/2024	to	28/10/2025		Sc	ource	Property	v 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.

Ad	dress of comparable property	Price	Date of sale
1	7/33 York St RICHMOND 3121	\$1,286,000	02/10/2025
2	10b Allowah Tce RICHMOND 3121	\$1,210,000	13/09/2025
3	6/33 York St RICHMOND 3121	\$1,205,000	09/08/2025

#### 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:	29/10/2025 10:11









Property Type: House Land Size: 84 sqm approx Agent Comments

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median Townhouse Price** 29/10/2024 - 28/10/2025: \$847,500

## Comparable Properties

7/33 York St RICHMOND 3121 (REI)





**Agent Comments** 

Price: \$1,286,000

Method:

Date: 02/10/2025 Property Type: House



10b Allowah Tce RICHMOND 3121 (REI)





Agent Comments

Price: \$1,210,000 Method: Auction Sale Date: 13/09/2025

Property Type: Townhouse (Res)



6/33 York St RICHMOND 3121 (REI/VG)



Price: \$1,205,000 Method: Auction Sale Date: 09/08/2025

Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000





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