

# 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

390 Highett Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$847,500

Property Type Townhouse

Suburb Richmond

Period - From 29/10/2024

to

28/10/2025

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	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 comparable properties 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



3   
 2   
 1

**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

3   
 2   
 1

**Price:** \$1,286,000  
**Method:**  
**Date:** 02/10/2025  
**Property Type:** House



10b Allowah Tce RICHMOND 3121 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** Townhouse (Res)



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

Agent Comments

3   
 2   
 2

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 09/08/2025  
**Property Type:** Townhouse (Res)

Account - BigginScott | P: 03 9426 4000