

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

209/45 YORK 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Dec 2024

to

30 Nov 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

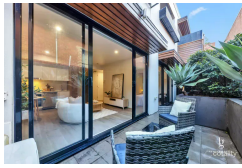
Date of sale

10/45 YORK STREET RICHMOND VIC 3121	\$410,000	08-Aug-25
104/11 HODDLE STREET COLLINGWOOD VIC 3066	\$435,000	30-Aug-25
311/253 BRIDGE ROAD RICHMOND VIC 3121	\$415,000	14-Nov-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: 03 December 2025



**10/45 YORK STREET RICHMOND
VIC 3121**

 1
  1
  1

Sold Price

\$410,000

Sold Date **08-Aug-25**

Distance

0km



**104/11 HODDLE STREET
COLLINGWOOD VIC 3066**

 1
  1
  1

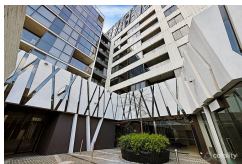
Sold Price

\$435,000

Sold Date **30-Aug-25**

Distance

0.47km



**311/253 BRIDGE ROAD RICHMOND
VIC 3121**

 1
  1
  1

Sold Price

^{RS} **\$415,000**

Sold Date **14-Nov-25**

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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