

## 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

402/1 DYER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,700

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2025

to

31 Dec 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

204/171 BUCKINGHAM STREET RICHMOND VIC 3121	\$760,000	03-Nov-25
219/33 JUDD STREET RICHMOND VIC 3121	\$736,000	29-Nov-25
166/73 RIVER STREET RICHMOND VIC 3121	\$710,000	23-Sep-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: 13 January 2026



**204/171 BUCKINGHAM STREET  
RICHMOND VIC 3121**

 2
  2
  1

Sold Price **\$760,000** Sold Date **03-Nov-25**

Distance **0.54km**



**219/33 JUDD STREET RICHMOND  
VIC 3121**

 2
  2
  1

Sold Price <sup>RS</sup> **\$736,000** <sup>UN</sup> Sold Date **29-Nov-25**

Distance **0.72km**



**166/73 RIVER STREET RICHMOND  
VIC 3121**

 2
  2
  2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **23-Sep-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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