

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

3/244 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	6/2 Mcgrath Ct RICHMOND 3121	\$355,000	08/01/2026
2	13/219 Williams Rd SOUTH YARRA 3141	\$360,000	24/11/2025
3	3/20 Park Av RICHMOND 3121	\$389,000	17/10/2025

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:

20/01/2026 14:02



Property Type:
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
December quarter 2025: \$585,000

Comparable Properties



6/2 Mcgrath Ct RICHMOND 3121 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 08/01/2026
Property Type: Apartment



13/219 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment



3/20 Park Av RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$389,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

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