

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 3/244 Mary Street, Richmond Vic 3121
Including suburb and postcode

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

Account - BigginScott | P: 03 9426 4000