

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

308/45 York Street, Richmond Vic 3121

Indicative selling price

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

Range between \$600,000 & \$620,000

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	104/183 Bridge Rd RICHMOND 3121	\$605,000	26/01/2026
2	910/154 Cremorne St CREMORNE 3121	\$615,000	18/12/2025
3	82/73 River St RICHMOND 3121	\$615,000	28/11/2025

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:

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Indicative Selling Price

\$600,000 - \$620,000

Median Unit Price

December quarter 2025: \$585,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

104/183 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$605,000

Method: Private Sale

Date: 26/01/2026

Rooms: 3

Property Type: Apartment



910/154 Cremorne St CREMORNE 3121 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 18/12/2025

Property Type: Apartment



82/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment

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