

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

305/38 Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$390,000

&

\$410,000

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	507/2 Mcgoun St RICHMOND 3121	\$398,000	11/02/2026
2	408B/609 Victoria St ABBOTSFORD 3067	\$409,000	09/02/2026
3	102/360 Burnley St RICHMOND 3121	\$395,000	03/12/2025

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:

14/03/2026 18:16



Property Type: Apartment

Agent Comments

Comparable Properties



507/2 Mcgoun St RICHMOND 3121 (REI)

Agent Comments



Price: \$398,000

Method: Private Sale

Date: 11/02/2026

Property Type: Apartment



408B/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$409,000

Method: Private Sale

Date: 09/02/2026

Property Type: Apartment



102/360 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment