

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

103/45 YORK STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2025

to

28 Feb 2026

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

507/2-10 MCGOUN STREET RICHMOND VIC 3121	398000	11-Feb-26
33/8 GARFIELD STREET RICHMOND VIC 3121	400000	17-Feb-26
209/45 YORK STREET RICHMOND VIC 3121	420000	10-Dec-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: 29 March 2026



**507/2-10 MCGOUN STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price

^{RS} **398000**

Sold Date

11-Feb-26

Distance

0.53km



**33/8 GARFIELD STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price

400000

Sold Date

17-Feb-26

Distance

0.08km



**209/45 YORK STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price

420000

Sold Date

10-Dec-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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