

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

415/33 Judd Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Richmond

Period - From

17/02/2025

to

16/02/2026

Source

Property Data

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	1/2 Waterloo PI RICHMOND 3121	\$735,000	15/01/2026
2	14/199a Lennox St RICHMOND 3121	\$750,000	19/12/2025
3	219/33 Judd St RICHMOND 3121	\$736,000	29/11/2025

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:

17/02/2026 16:18



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

17/02/2025 - 16/02/2026: \$580,000

Comparable Properties

1/2 Waterloo PI RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$735,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



14/199a Lennox St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$750,000

Method: Private Sale

Date: 19/12/2025

Property Type: Apartment



219/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$736,000

Method: Private Sale

Date: 29/11/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000