

# 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

109/8 Howard Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### 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	302/2 Barnet Way RICHMOND 3121	\$535,000	03/02/2026
2	407/71 Abinger St RICHMOND 3121	\$532,000	22/11/2025
3	209/59 Coppin St RICHMOND 3121	\$534,000	29/10/2025

**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:

23/03/2026 13:32



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**Property Type:**  
 Divorce/Estate/Family Transfers  
**Land Size:** 2267 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$500,000 - \$550,000  
**Median Unit Price**  
 December quarter 2025: \$585,000

## Comparable Properties



302/2 Barnet Way RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 03/02/2026  
**Property Type:** Apartment



407/71 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$532,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** Apartment



209/59 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$534,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2025  
**Property Type:** Apartment

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