

# 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 516/2 Mcgoun 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)

Single price \$535,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2025

to 31/03/2026

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	502/33 Judd St RICHMOND 3121	\$530,000	02/06/2026
2	410/12 Coppin St RICHMOND 3121	\$500,000	26/05/2026
3	15/9 Tennyson St RICHMOND 3121	\$550,000	19/05/2026

**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:

16/06/2026 11:07



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$535,000

**Median Unit Price**

Year ending March 2026: \$600,000

## Comparable Properties



**502/33 Judd St RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$530,000

**Method:** Private Sale

**Date:** 02/06/2026

**Property Type:** Apartment



**410/12 Coppin St RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$500,000

**Method:** Private Sale

**Date:** 26/05/2026

**Property Type:** Apartment

**Land Size:** 56 sqm approx



**15/9 Tennyson St RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 19/05/2026

**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000