

# 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

2/47 Mary 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

\$1,350,000

### Median sale price

Median price

\$939,000

Property Type

Townhouse

Suburb

Richmond

Period - From

12/05/2025

to

11/05/2026

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	6 Park St ABBOTSFORD 3067	\$1,250,000	25/03/2026
2	2a Park St ABBOTSFORD 3067	\$1,260,000	11/12/2025
3	16/12 Glasshouse St RICHMOND 3121	\$1,250,000	07/12/2025

**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:

12/05/2026 09:10



 3   
  2   
  2

**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 101 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000  
**Median Townhouse Price**  
 12/05/2025 - 11/05/2026: \$939,000

## Comparable Properties



6 Park St ABBOTSFORD 3067 (REI)

Agent Comments

 3   
  3   
  2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2026  
**Property Type:** Townhouse (Res)



2a Park St ABBOTSFORD 3067 (REI)

Agent Comments

 3   
  3   
  2

**Price:** \$1,260,000  
**Method:** Sold Before Auction  
**Date:** 11/12/2025  
**Property Type:** Townhouse (Res)



16/12 Glasshouse St RICHMOND 3121 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 07/12/2025  
**Property Type:** Townhouse (Res)

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