

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

1/31-33 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$630,000 & \$650,000

Median sale price

Median price \$603,500 Property Type Unit Suburb Richmond

Period - From 01/01/2026 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	8/939 Punt Rd SOUTH YARRA 3141	\$645,000	15/05/2026
2	7/54 Bendigo St RICHMOND 3121	\$630,000	18/04/2026
3	3/23 Hill St HAWTHORN 3122	\$650,000	28/03/2026

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 14:07

Emily Sayers

03 9426 4000

0404 988 850

esayers@bigginScott.com.au

Indicative Selling Price

\$630,000 - \$650,000

Median Unit Price

March quarter 2026: \$603,500



Property Type: Apartment

Agent Comments

Comparable Properties



8/939 Punt Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 15/05/2026

Property Type: Apartment



7/54 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment



3/23 Hill St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000