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	811/11 DAVID STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Richmond
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
19/11 RIVER STREET RICHMOND VIC 3121	$1,130,000	27-Jun-26
1004/11 DAVID STREET RICHMOND VIC 3121	$1,125,000	16-Mar-26
4/8 WALLEN ROAD HAWTHORN VIC 3122	$1,160,000	30-May-26

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 6 months.~~

This Statement of Information was prepared on: 13 August 2026

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19/11 RIVER STREET RICHMOND VIC 3121

3 2 1

Sold Price **$1,130,000** Sold Date **27-Jun-26**

Distance **0.14km**



1004/11 DAVID STREET RICHMOND VIC 3121

2 1 1

Sold Price **$1,125,000** Sold Date **16-Mar-26**

Distance **0km**



4/8 WALLEN ROAD HAWTHORN VIC 3122

2 2 2

Sold Price **$1,160,000** Sold Date **30-May-26**

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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