

# 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

61 York 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

\$875,000

### Median sale price

Median price

\$1,425,500

Property Type

House

Suburb

Richmond

Period - From

01/01/2025

to

31/03/2025

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	169 Charles St ABBOTSFORD 3067	\$918,000	05/06/2025
2	184 Vere St ABBOTSFORD 3067	\$955,000	31/05/2025
3	151 Yarra St ABBOTSFORD 3067	\$919,000	15/03/2025

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:

03/07/2025 14:04



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Property Type: House  
Land Size: 196 sqm approx  
Agent Comments

Indicative Selling Price  
\$875,000  
Median House Price  
March quarter 2025: \$1,425,500

Comparable Properties



169 Charles St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$918,000  
Method: Private Sale  
Date: 05/06/2025  
Property Type: House (Res)



184 Vere St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$955,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: House (Res)



151 Yarra St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$919,000  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: House (Res)  
Land Size: 133 sqm approx