Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	61 York Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Single price \$875,000

Median sale price

Median price	\$1,425,500	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale











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)







Price: \$918,000 Method: Private Sale Date: 05/06/2025

Property Type: House (Res)

Agent Comments



184 Vere St ABBOTSFORD 3067 (REI)

2







Agent Comments

Price: \$955,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res)



151 Yarra St ABBOTSFORD 3067 (REI/VG)





Price: \$919,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 133 sqm approx **Agent Comments**

Account - BigginScott | P: 03 9426 4000





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