

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

506/2-10 MCGOUN 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Dec 2024

to

30 Nov 2025

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

| | | |
|--|-----------|-----------|
| 209/2-10 MCGOUN STREET RICHMOND VIC 3121 | \$420,000 | 30-Jul-25 |
| 312/205 BURNLEY STREET RICHMOND VIC 3121 | \$432,000 | 04-Aug-25 |
| 603/14 DAVID STREET RICHMOND VIC 3121 | \$430,000 | 10-Sep-25 |

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: 06 December 2025



**209/2-10 MCGOUN STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$420,000** Sold Date **30-Jul-25**

Distance **0km**



**312/205 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$432,000** Sold Date **04-Aug-25**

Distance **1.21km**



**603/14 DAVID STREET RICHMOND
VIC 3121**

1 1 1

Sold Price **\$430,000** Sold Date **10-Sep-25**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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