

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

203/1 PALMER 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2025

to

28 Feb 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

315/6 LORD STREET RICHMOND VIC 3121	\$588,000	09-Oct-25
6/28 BURWOOD ROAD HAWTHORN VIC 3122	\$605,000	18-Oct-25
103/7 NEWRY STREET RICHMOND VIC 3121	\$612,000	11-Oct-25

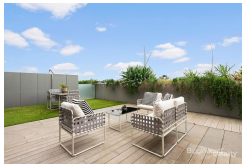
OR

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: 20 March 2026



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**315/6 LORD STREET RICHMOND
VIC 3121**

1 1 1

Sold Price **\$588,000** Sold Date **09-Oct-25**

Distance **0.31km**



**6/28 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$605,000** Sold Date **18-Oct-25**

Distance **1.56km**



**103/7 NEWRY STREET RICHMOND
VIC 3121**

1 2 1

Sold Price **\$612,000** Sold Date **11-Oct-25**

Distance **0.83km**

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

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