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	104/120 Palmer Street, Richmond VIC 3121

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $633,700 Property Type Unit Suburb Richmond

Period - From 27/07/2025 to 26/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
207/183 Bridge Road Richmond VIC 3121	$640,000	23/11/2025
404/71 Abinger Street Richmond VIC 3121	$635,000	15/09/2025
510/71 Abinger Street Richmond VIC 3121	$654,000	24/08/2025

This Statement of Information was prepared on: 28/01/2026