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	1004/11 David Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $580,000 Property Type Unit Suburb Richmond

Period - From 05/02/2025 to 04/02/2026 Source Property Data

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	26/8 Wallen Rd HAWTHORN 3122	$1,165,000	08/11/2025
2	1/55 Stanley St RICHMOND 3121	$1,050,000	21/10/2025
3	58/69 Palmer St RICHMOND 3121	$1,300,000	20/08/2025

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: 05/02/2026 14:24

1004/11 David Street, Richmond Vic 3121

Mark Read
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2 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
05/02/2025 - 04/02/2026: $580,000

Comparable Properties



26/8 Wallen Rd HAWTHORN 3122 (REI/VG)

2 2 2

Price: $1,165,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments



1/55 Stanley St RICHMOND 3121 (REI/VG)

2 2 2

Price: $1,050,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Apartment

Agent Comments



58/69 Palmer St RICHMOND 3121 (REI/VG)

2 2 2

Price: $1,300,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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