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	10/1-3 Mcgrath Court, Richmond VIC 3121

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $1,400,000 Property Type Other Suburb Richmond

Period - From 03/08/2025 to 02/02/2026 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
7/182 Coppin Street Richmond VIC 3121	$340,000	18/12/2025
5/28 Davison Street Richmond VIC 3121	$325,000	22/11/2025
1/7 Adam Street Burnley VIC 3121	$330,000	05/11/2025

This Statement of Information was prepared on: 04/02/2026