

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

3/33 Judd Street, Richmond Vic 3121

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Richmond

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	601/172 Lennox St RICHMOND 3121	\$845,000	10/12/2025
2	102/3 Kennedy Av RICHMOND 3121	\$825,000	25/11/2025
3	8 Buckingham St RICHMOND 3121	\$890,000	20/11/2025

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:

21/04/2026 16:43



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$795,000 - \$850,000

Median Unit Price

Year ending March 2026: \$600,000

Comparable Properties



601/172 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$845,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment



102/3 Kennedy Av RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$825,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment



8 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$890,000

Method: Sold Before Auction

Date: 20/11/2025

Property Type: Townhouse (Res)

Land Size: 111 sqm approx

Account - Jellis Craig | P: 03 9864 5000