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	31/343 Church Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,403,000 Property Type House Suburb Richmond

Period - From 12/04/2024 to 11/04/2025 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	8/43 Nicholson St ABBOTSFORD 3067	$1,150,000	05/03/2025
2	18/400 Victoria Pde EAST MELBOURNE 3002	$1,050,000	20/02/2025
3	6/1-5 Lyndhurst St RICHMOND 3121	$1,088,000	07/12/2024

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: 12/04/2025 11:56

31/343 Church Street, Richmond Vic 3121



3 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
12/04/2024 - 11/04/2025: $1,403,000

Comparable Properties



8/43 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,150,000
Method: Expression of Interest
Date: 05/03/2025
Property Type: Townhouse (Res)
Land Size: 791 sqm approx

Agent Comments



18/400 Victoria Pde EAST MELBOURNE 3002 (REI/VG)

3 2 1

Price: $1,050,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Unit

Agent Comments



6/1-5 Lyndhurst St RICHMOND 3121 (REI)

3 2 2

Price: $1,088,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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