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	202/77 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $1,457,500 Property Type House Suburb Richmond

Period - From 01/10/2024 to 30/09/2025 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.

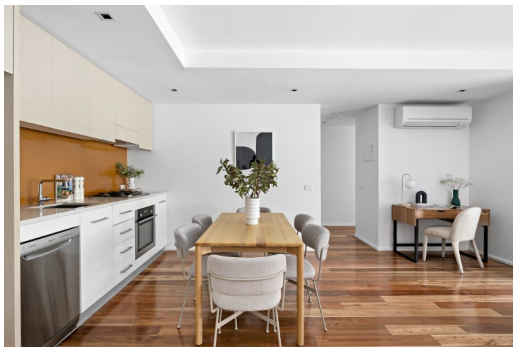
	Address of comparable property	Price	Date of sale
1	805/163 Cremorne St CREMORNE 3121	$685,000	31/10/2025
2	404/71 Abinger St RICHMOND 3121	$635,000	21/09/2025
3	510/71 Abinger St RICHMOND 3121	$654,000	04/09/2025

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: 20/11/2025 10:48

202/77 Abinger Street, Richmond Vic 3121



Property Type:
Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median House Price
Year ending September 2025: $1,457,500

Comparable Properties



805/163 Cremorne St CREMORNE 3121 (REI)

2 2 1

Price: $685,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments



404/71 Abinger St RICHMOND 3121 (REI/VG)

2 2 1

Price: $635,000
Method: Private Sale
Date: 21/09/2025
Property Type: Apartment

Agent Comments



510/71 Abinger St RICHMOND 3121 (REI/VG)

2 2 1

Price: $654,000
Method: Private Sale
Date: 04/09/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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