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	706/8 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Range between $575,000 & $625,000

Median sale price

Median price $603,500 Property Type Unit Suburb Richmond

Period - From 01/01/2026 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	308/45 York St RICHMOND 3121	$610,000	06/03/2026
2	302/6 Kent St RICHMOND 3121	$631,000	09/12/2025
3			

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: 18/05/2026 12:29

706/8 Garfield Street, Richmond Vic 3121

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000 - $625,000
Median Unit Price
March quarter 2026: $603,500

Comparable Properties



308/45 York St RICHMOND 3121 (REI/VG)

2 2 1

Price: $610,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment

Agent Comments



302/6 Kent St RICHMOND 3121 (REI/VG)

2 1 1

Price: $631,000
Method: Private Sale
Date: 09/12/2025
Property Type: Apartment

Agent Comments

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.

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