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	16/285 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $605,000 Property Type Unit Suburb Richmond

Period - From 01/07/2025 to 30/06/2026 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	12/11 River St RICHMOND 3121	$939,000	10/04/2026
2	1/52a Lyndhurst St RICHMOND 3121	$910,000	02/04/2026
3	2/51 Bendigo St RICHMOND 3121	$895,000	19/03/2026

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: 18/08/2026 13:54

16/285 Church Street, Richmond Vic 3121

JellisCraig



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending June 2026: $605,000

Comparable Properties



12/11 River St RICHMOND 3121 (REI/VG)

2 1 1

Price: $939,000
Method: Private Sale
Date: 10/04/2026
Property Type: Townhouse (Res)

Agent Comments



1/52a Lyndhurst St RICHMOND 3121 (REI/VG)

2 1 1

Price: $910,000
Method: Private Sale
Date: 02/04/2026
Property Type: Townhouse (Single)

Agent Comments



2/51 Bendigo St RICHMOND 3121 (REI/VG)

2 1 1

Price: $895,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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