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: 923/1 Dyer Street, Richmond Vic 3121

## Indicative selling price

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

Range between: $1,850,000 & $2,000,000

## Median sale price

Median price: $613,500 Property Type: Unit Suburb: Richmond

Period - From: 01/10/2024 to: 31/12/2024 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 | 57/400 Victoria Pde EAST MELBOURNE 3002 | $2,100,000 | 20/01/2025 |
| 2 | 607/18 Coppin St RICHMOND 3121 | $1,800,000 | 18/10/2024 |
| 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: 17/02/2025 16:39

# 923/1 Dyer Street, Richmond Vic 3121



3 2 3

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,850,000 - $2,000,000
**Median Unit Price**
December quarter 2024: $613,500

## Comparable Properties



**57/400 Victoria Pde EAST MELBOURNE 3002 (REI)**

3 2 2

**Price:** $2,100,000
**Method:** Private Sale
**Date:** 20/01/2025
**Property Type:** Apartment

Agent Comments




**607/18 Coppin St RICHMOND 3121 (REI/VG)**

3 2 2

**Price:** $1,800,000
**Method:** Private Sale
**Date:** 18/10/2024
**Property Type:** Unit

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.

**Account** - Jellis Craig | P: 03 9428 3333

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