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	8/31 York Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $840,000 Property Type Townhouse Suburb Richmond

Period - From 29/01/2024 to 28/01/2025 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	1/47 Mary St RICHMOND 3121	$1,200,000	03/12/2024
2	82/84 Trenerry Cr ABBOTSFORD 3067	$1,110,000	12/10/2024
3	22 Wrede Pl RICHMOND 3121	$1,150,000	31/07/2024

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: 29/01/2025 16:11

8/31 York Street, Richmond Vic 3121



2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
29/01/2024 - 28/01/2025: $840,000

Comparable Properties



1/47 Mary St RICHMOND 3121 (REI)

2 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: Townhouse (Res)

Agent Comments



82/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

2 2 2

Price: $1,110,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



22 Wrede Pl RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,150,000
Method: Sold Before Auction
Date: 31/07/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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