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	27 Appleton Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,190,000

Median sale price

Median price $1,455,000 Property Type House Suburb Richmond

Period - From 01/07/2024 to 30/06/2025 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	11/5 Stillman St RICHMOND 3121	$1,210,000	25/04/2025
2	209/33 Judd St RICHMOND 3121	$1,160,000	04/04/2025
3	4/7 Sanders Pl RICHMOND 3121	$1,250,000	26/03/2025

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: 01/07/2025 10:17

27 Appleton Street, Richmond Vic 3121

Yili Ma
03 8564 2500
0412 938 115
Yili.ma@marshallwhite.com.au



3 3 2

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,190,000
Median House Price
01/07/2024 - 30/06/2025: $1,455,000

Comparable Properties



11/5 Stillman St RICHMOND 3121 (REI/VG)

3 3 2

Price: $1,210,000
Method: Private Sale
Date: 25/04/2025
Property Type: Townhouse (Single)

Agent Comments



209/33 Judd St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,160,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment

Agent Comments



4/7 Sanders Pl RICHMOND 3121 (VG)

3 - -

Price: $1,250,000
Method: Sale
Date: 26/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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