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	2/25 River Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $598,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 31/03/2025 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	209/33 Judd St RICHMOND 3121	$1,160,000	04/04/2025
2	8/43 Nicholson St ABBOTSFORD 3067	$1,150,000	05/03/2025
3	6/1-5 Lyndhurst St RICHMOND 3121	$1,088,000	07/12/2024

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: 03/06/2025 09:04

2/25 River Street, Richmond Vic 3121



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending March 2025: $598,500

Comparable Properties



209/33 Judd St RICHMOND 3121 (REI)

3 2 2

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

Agent Comments



8/43 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,150,000
Method: Expression of Interest
Date: 05/03/2025
Property Type: Townhouse (Res)
Land Size: 791 sqm approx

Agent Comments



6/1-5 Lyndhurst St RICHMOND 3121 (REI)

3 2 2

Price: $1,088,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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