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	1/105 Crown Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $825,000 Property Type Townhouse Suburb Richmond

Period - From 30/06/2024 to 29/06/2025 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	187 Burnley St RICHMOND 3121	$1,871,500	16/05/2025
2	1a Spencer St HAWTHORN 3122	$2,020,000	03/04/2025
3	18 Albert Pl RICHMOND 3121	$2,325,000	31/01/2025

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: 30/06/2025 09:23

1/105 Crown Street, Richmond Vic 3121



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median Townhouse Price
30/06/2024 - 29/06/2025: $825,000

Comparable Properties



187 Burnley St RICHMOND 3121 (REI)

3 2 2

Price: $1,871,500
Method: Sold Before Auction
Date: 16/05/2025
Property Type: Townhouse (Single)

Agent Comments



1a Spencer St HAWTHORN 3122 (REI)

3 2 2

Price: $2,020,000
Method: Auction Sale
Date: 03/04/2025
Property Type: Townhouse (Res)
Land Size: 198 sqm approx

Agent Comments



18 Albert Pl RICHMOND 3121 (REI/VG)

4 3 2

Price: $2,325,000
Method: Sold Before Auction
Date: 31/01/2025
Property Type: House
Land Size: 158 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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