

# 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

9 Gibdon Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,280,000

### Median sale price

Median price \$1,425,500

Property Type House

Suburb Richmond

Period - From 01/01/2025

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	3 Murphy St RICHMOND 3121	\$2,400,000	15/03/2025
2	42 Parkville St BURNLEY 3121	\$2,200,000	01/03/2025
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:

01/07/2025 17:02



4 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$2,280,000

**Median House Price**

March quarter 2025: \$1,425,500

## Comparable Properties



**3 Murphy St RICHMOND 3121 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** House (Res)

**Land Size:** 237 sqm approx



**42 Parkville St BURNLEY 3121 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 346 sqm approx

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 9864 5000**



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