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	34 Goodwood Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,550,000 Property Type House Suburb Richmond

Period - From 01/04/2025 to 30/06/2025 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	1 Tudor St RICHMOND 3121	$2,210,000	28/08/2025
2	46 Abinger St RICHMOND 3121	$2,855,000	24/05/2025
3	203 Lennox St RICHMOND 3121	$2,800,000	05/04/2025

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: 29/09/2025 11:03

34 Goodwood Street, Richmond Vic 3121

JellisCraig



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
June quarter 2025: $1,550,000

Comparable Properties



1 Tudor St RICHMOND 3121 (REI)

4 2 -

Price: $2,210,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 306 sqm approx

Agent Comments



46 Abinger St RICHMOND 3121 (REI/VG)

4 2 1

Price: $2,855,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 260 sqm approx

Agent Comments



203 Lennox St RICHMOND 3121 (REI/VG)

4 2 -

Price: $2,800,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 395 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata .com.au

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