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	2/8 Murphy Street, Richmond Vic 3121

Indicative selling price

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

Range between $360,000 & $385,000

Median sale price

Median price $576,000 Property Type Unit Suburb Richmond

Period - From 01/07/2024 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	16/244 Mary St RICHMOND 3121	$370,000	01/06/2025
2	12/372 Church St RICHMOND 3121	$401,000	23/05/2025
3	6/9 Somerset St RICHMOND 3121	$375,000	22/05/2025

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: 11/09/2025 14:13

2/8 Murphy Street, Richmond Vic 3121

JellisCraig

Khom Falla
0497 282 260



1 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$360,000 - $385,000
Median Unit Price
Year ending June 2025: $576,000

Comparable Properties



16/244 Mary St RICHMOND 3121 (VG)

1 - -

Price: $370,000
Method: Sale
Date: 01/06/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



12/372 Church St RICHMOND 3121 (VG)

1 - -

Price: $401,000
Method: Sale
Date: 23/05/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



6/9 Somerset St RICHMOND 3121 (REI/VG)

1 1 1

Price: $375,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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