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 Elm Grove, Richmond Vic 3121

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $646,000 Property Type Unit Suburb Richmond

Period - From 01/07/2025 to 30/09/2025 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	59a Somerset St RICHMOND 3121	$1,300,000	17/10/2025
2	4/17 Como Av SOUTH YARRA 3141	$1,482,500	04/08/2025
3	2/50 Tanner St RICHMOND 3121	$1,360,000	04/07/2025

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: 01/12/2025 11:33

2/8 Elm Grove, Richmond Vic 3121

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3 2 1

Property Type: Townhouse
Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000
Median Unit Price
September quarter 2025: $646,000

Comparable Properties



59a Somerset St RICHMOND 3121 (REI)

3 2 -

Price: $1,300,000
Method: Private Sale
Date: 17/10/2025
Property Type: Townhouse (Single)

Agent Comments



4/17 Como Av SOUTH YARRA 3141 (REI/VG)

3 1 1

Price: $1,482,500
Method: Sold Before Auction
Date: 04/08/2025
Property Type: Townhouse (Res)

Agent Comments



2/50 Tanner St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,360,000
Method: Private Sale
Date: 04/07/2025
Property Type: Townhouse (Res)

Agent Comments

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