

# 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

13/55 Bendigo 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)

Range between

\$440,000

&

\$480,000

### Median sale price

Median price

\$613,500

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2024

to

31/12/2024

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.

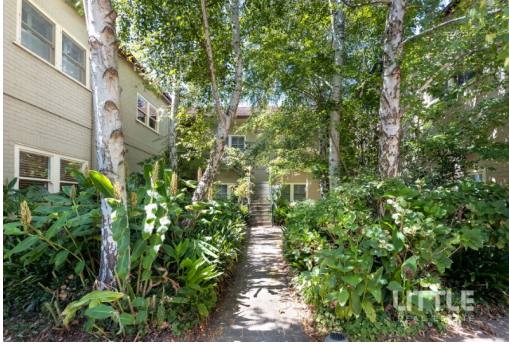
	Address of comparable property	Price	Date of sale
1	4/32 Park Gr RICHMOND 3121	\$455,000	26/10/2024
2	12/53 Westbank Tce RICHMOND 3121	\$513,500	11/10/2024
3			

**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:

17/03/2025 12:51



1   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

December quarter 2024: \$613,500

## Comparable Properties



**4/32 Park Gr RICHMOND 3121 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$455,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Unit



**12/53 Westbank Tce RICHMOND 3121 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$513,500

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** Unit

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 - Little Real Estate** | P: 07 3037 0255