

# 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

1/101 Hunter 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 \$500,000 & \$550,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Richmond

Period - From 13/06/2024 to 12/06/2025 Source Property Data

### 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	1/160 Coppin St RICHMOND 3121	\$500,000	01/02/2025
2	1/14 Dickens St RICHMOND 3121	\$525,000	31/01/2025
3	8/7 Adam St BURNLEY 3121	\$527,000	29/01/2025

**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: 13/06/2025 10:37



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

13/06/2024 - 12/06/2025: \$565,000

## Comparable Properties



1/160 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$500,000

**Method:** Auction Sale

**Date:** 01/02/2025

**Property Type:** Apartment



1/14 Dickens St RICHMOND 3121 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 31/01/2025

**Property Type:** Apartment



8/7 Adam St BURNLEY 3121 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$527,000

**Method:** Private Sale

**Date:** 29/01/2025

**Property Type:** Apartment

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