

## 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

110/33 JUDD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,397,500

Property type

House

Suburb

Richmond

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

707/33 JUDD STREET RICHMOND VIC 3121	\$645,000	04-Jun-25
514/2-10 MCGOUN STREET RICHMOND VIC 3121	\$605,000	01-Sep-25
604/32 BOSISTO STREET RICHMOND VIC 3121	\$595,000	27-Jun-25

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 6 months.~~

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**707/33 JUDD STREET RICHMOND  
VIC 3121**

Sold Price **\$645,000** Sold Date **04-Jun-25**

2 1 1

Distance **0km**



**514/2-10 MCGOUN STREET  
RICHMOND VIC 3121**

Sold Price <sup>RS</sup> **\$605,000** Sold Date **01-Sep-25**

2 2 1

Distance **0.08km**



**604/32 BOSISTO STREET  
RICHMOND VIC 3121**

Sold Price **\$595,000** Sold Date **27-Jun-25**

2 1 1

Distance **0.12km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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