

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

208/36 REGENT STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2025

to

28 Feb 2026

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

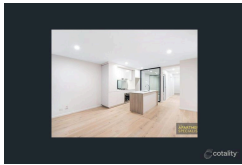
Date of sale

| | | |
|---|-----------|-----------|
| 211/36 REGENT STREET RICHMOND VIC 3121 | \$490,000 | 22-Jan-26 |
| 610/11 FLOCKHART STREET ABBOTSFORD VIC 3067 | \$485,000 | 04-Feb-26 |
| 202/229-231 BRIDGE ROAD RICHMOND VIC 3121 | \$490,000 | 29-Jan-26 |

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.

This Statement of Information was prepared on: 05 March 2026



211/36 REGENT STREET RICHMOND VIC 3121 Sold Price

\$490,000 Sold Date **22-Jan-26**

2 1 1

Distance **0km**



610/11 FLOCKHART STREET ABBOTSFORD VIC 3067 Sold Price

RS \$485,000 Sold Date **04-Feb-26**

2 1 1

Distance **1.31km**



202/229-231 BRIDGE ROAD RICHMOND VIC 3121 Sold Price

RS \$490,000 Sold Date **29-Jan-26**

2 1 1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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