

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 39 York Street, Richmond Vic 3121

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Richmond

Period - From 01/10/2025 to 31/12/2025 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	37 Dover St CREMORNE 3121	\$940,000	04/12/2025
2	38 Peers St RICHMOND 3121	\$1,028,000	25/10/2025
3	59 Tanner St RICHMOND 3121	\$965,000	03/10/2025

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: 25/02/2026 14:29



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Rooms: 5
Property Type: House (Res)
Land Size: 202 sqm approx
 Agent Comments

Indicative Selling Price
 \$940,000 - \$990,000
Median House Price
 December quarter 2025: \$1,330,000

Comparable Properties



37 Dover St CREMORNE 3121 (REI/VG)

Agent Comments

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Price: \$940,000
Method: Private Sale
Date: 04/12/2025
Property Type: House
Land Size: 148 sqm approx



38 Peers St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,028,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 172 sqm approx



59 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$965,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 155 sqm approx

Account - BigginScott | P: 03 9426 4000