

## 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

103/45 YORK 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

\$410,000

&

\$440,000

### 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

209/45 YORK STREET RICHMOND VIC 3121	\$420,000	10-Dec-25
401/8 GARFIELD STREET RICHMOND VIC 3121	\$420,000	23-Jan-26
301/71 ABINGER STREET RICHMOND VIC 3121	\$440,000	07-Oct-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.~~

This Statement of Information was prepared on: 02 March 2026



**209/45 YORK STREET RICHMOND  
VIC 3121**

 1
  1
  1

Sold Price

**\$420,000**

Sold Date **10-Dec-25**

Distance **0km**



**401/8 GARFIELD STREET  
RICHMOND VIC 3121**

 1
  1
  1

Sold Price

Sold Date **23-Jan-26**

Distance **0.08km**



**301/71 ABINGER STREET  
RICHMOND VIC 3121**

 1
  1
  1

Sold Price

**\$440,000**

Sold Date **07-Oct-25**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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