

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

12/45 YORK 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

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2025

to

31 Jan 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

209/115 CHURCH STREET RICHMOND VIC 3121	\$400,000	19-Aug-25
206/462-468 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$375,000	19-Nov-25
5/8 GARFIELD STREET RICHMOND VIC 3121	\$380,000	08-Nov-24

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: 25 February 2026

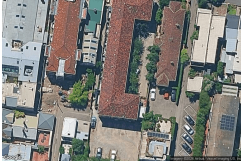


**209/115 CHURCH STREET
RICHMOND VIC 3121**

Sold Price **\$400,000** Sold Date **19-Aug-25**

 1  1  -

Distance **0.68km**

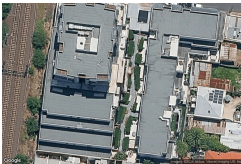


**206/462-468 VICTORIA PARADE
EAST MELBOURNE VIC 3002**

Sold Price **\$375,000** Sold Date **19-Nov-25**

 1  1  -

Distance **0.61km**



**5/8 GARFIELD STREET RICHMOND
VIC 3121**

Sold Price **\$380,000** Sold Date **08-Nov-24**

 1  1  -

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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