

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

1/77 Fraser Street, Richmond Vic 3121

Indicative selling price

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

Range between \$460,000

&

\$495,000

Median sale price

Median price \$613,500

Property Type Unit

Suburb Richmond

Period - From 01/10/2024

to 31/12/2024

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	1/160 Coppin St RICHMOND 3121	\$500,000	01/02/2025
2	1/14 Dickens St RICHMOND 3121	\$525,000	31/01/2025
3	4/77 Fraser St RICHMOND 3121	\$520,000	07/09/2024

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:

03/03/2025 16:56



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$495,000
Median Unit Price
December quarter 2024: \$613,500

Comparable Properties



1/160 Coppin St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Apartment



1/14 Dickens St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment



4/77 Fraser St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Apartment