

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

10/16-18 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$803,500

Property Type Townhouse

Suburb Richmond

Period - From 02/09/2025

to

01/09/2026

Source Property Data

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	6/86 Type St RICHMOND 3121	\$1,140,000	09/06/2026
2	5/81 Abinger St RICHMOND 3121	\$1,180,000	20/04/2026
3	9/31 York St RICHMOND 3121	\$1,300,000	14/03/2026

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:

02/09/2026 09:23



 2  2  1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
02/09/2025 - 01/09/2026: \$803,500

Comparable Properties



6/86 Type St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,140,000
Method: Private Sale
Date: 09/06/2026
Property Type: Townhouse (Res)



5/81 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,180,000
Method: Private Sale
Date: 20/04/2026
Property Type: Townhouse (Res)



9/31 York St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,300,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000