

# 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

2/16 Abinger 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)

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$797,000

Property Type Townhouse

Suburb Richmond

Period - From 16/09/2025

to

15/09/2026

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 | 63a Park St ABBOTSFORD 3067    | \$1,400,000 | 06/08/2026   |
| 2 | 1/82 Abinger St RICHMOND 3121  | \$1,427,500 | 04/08/2026   |
| 3 | 3A Lambert St RICHMOND 3121    | \$1,410,000 | 28/03/2026   |

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:

16/09/2026 16:04



3   2   1

**Rooms:** 5  
**Property Type:** Residential  
Warehouse (Res)  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,350,000 - \$1,485,000  
**Median Townhouse Price**  
16/09/2025 - 15/09/2026: \$797,000

## Comparable Properties



**63a Park St ABBOTSFORD 3067 (REI)**

[Agent Comments](#)

3   3   1

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 06/08/2026  
**Property Type:** Townhouse (Res)



**1/82 Abinger St RICHMOND 3121 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,427,500  
**Method:** Private Sale  
**Date:** 04/08/2026  
**Property Type:** Townhouse (Res)



**3A Lambert St RICHMOND 3121 (REI)**

[Agent Comments](#)

3   2   1

**Price:** \$1,410,000  
**Method:** Private Sale  
**Date:** 28/03/2026  
**Property Type:** Townhouse (Res)

**Account - Besser & Co EA** | P: 03 9531 1000



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