

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

206/38 Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Range between \$620,000 & \$675,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Richmond

Period - From 01/07/2025 to 30/06/2026 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	5/2 Kipling St CREMORNE 3121	\$660,000	31/07/2026
2	617/253 Bridge Rd RICHMOND 3121	\$675,000	09/07/2026
3	805/11 David St RICHMOND 3121	\$630,000	08/07/2026

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:

21/08/2026 16:10



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



5/2 Kipling St CREMORNE 3121 (REI)



Price: \$660,000

Method: Expression of Interest

Date: 31/07/2026

Property Type: Apartment

Agent Comments



617/253 Bridge Rd RICHMOND 3121 (REI/VG)



Price: \$675,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment

Agent Comments



805/11 David St RICHMOND 3121 (REI)



Price: \$630,000

Method: Private Sale

Date: 08/07/2026

Property Type: Apartment

Agent Comments