

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

311/33 Judd Street, Richmond Vic 3121

Indicative selling price

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

Range between \$475,000

&

\$500,000

Median sale price

Median price \$581,750

Property Type Unit

Suburb Richmond

Period - From 01/04/2026

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	10/205 Burnley St RICHMOND 3121	\$485,000	24/04/2026
2	305/163 Cremorne St CREMORNE 3121	\$490,000	08/07/2026
3	410/12 Coppin St RICHMOND 3121	\$500,000	26/05/2026

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:

12/08/2026 12:56

311/33 Judd Street, Richmond Vic 3121

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$500,000

Median Unit Price

June quarter 2026: \$581,750

Comparable Properties



10/205 Burnley St RICHMOND 3121 (REI)

Agent Comments

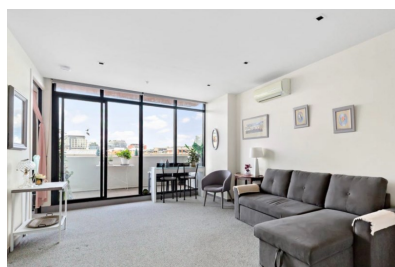
1 1 1

Price: \$485,000

Method: Private Sale

Date: 24/04/2026

Property Type: Apartment



305/163 Cremorne St CREMORNE 3121 (REI)

Agent Comments

1 1 1

Price: \$490,000

Method: Private Sale

Date: 08/07/2026

Property Type: Apartment



410/12 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$500,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment

Land Size: 56 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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