

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

34 Durham Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,579,500 Property Type House Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 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	66a Fawkner St SOUTH YARRA 3141	\$1,225,000	20/04/2024
2	77 Neptune St RICHMOND 3121	\$1,150,000	22/05/2024
3	68 Fraser St RICHMOND 3121	\$1,125,000	08/02/2024

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:

18/06/2024 13:23



2 1 0

Rooms: 3
Property Type: House
Land Size: 160 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2024: \$1,579,500

Comparable Properties



66a Fawkner St SOUTH YARRA 3141 (REI)

[Agent Comments](#)

2 1 -

Price: \$1,225,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)



77 Neptune St RICHMOND 3121 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,150,000
Method: Private Sale
Date: 22/05/2024
Property Type: House
Land Size: 185 sqm approx



68 Fraser St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,125,000
Method: Sold Before Auction
Date: 08/02/2024
Property Type: House (Res)
Land Size: 203 sqm approx

Account - BigginScott | P: 03 9426 4000