

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

408/1 DYER STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

205/1 DYER STREET RICHMOND VIC 3121	\$632,500	25-Mar-26
6/6 LORD STREET RICHMOND VIC 3121	\$635,000	02-Jun-26
1/31-33 MARY STREET RICHMOND VIC 3121	\$627,000	02-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 24 August 2026


**205/1 DYER STREET RICHMOND
VIC 3121**

Sold Price

\$632,500

Sold Date

25-Mar-26
 2

 1

 1

Distance

0km

**6/6 LORD STREET RICHMOND VIC
3121**

Sold Price

\$635,000

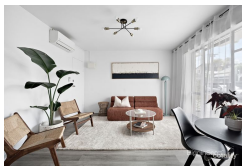
Sold Date

02-Jun-26
 2

 1

 1

Distance

0.28km

**1/31-33 MARY STREET RICHMOND
VIC 3121**

Sold Price

\$627,000

Sold Date

02-Jul-26
 2

 1

 1

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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