

## 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

6/69 PALMER STREET RICHMOND VIC 3121

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

310/381 PUNT ROAD CREMORNE VIC 3121	\$420,000	09-May-25
228/253 BRIDGE ROAD RICHMOND VIC 3121	\$440,000	16-Apr-25
908/14 DAVID STREET RICHMOND VIC 3121	\$443,000	12-Mar-25

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: 02 June 2025



## 310/381 PUNT ROAD CREMORNE VIC 3121

Sold Price

<sup>RS</sup> **\$420,000** Sold Date **09-May-25**

1 1 1

Distance **1.84km**



## 228/253 BRIDGE ROAD RICHMOND VIC 3121

Sold Price

<sup>RS</sup> **\$440,000** Sold Date **16-Apr-25**

1 1 1

Distance **0.88km**



## 908/14 DAVID STREET RICHMOND VIC 3121

Sold Price

**\$443,000** Sold Date **12-Mar-25**

1 1 1

Distance **0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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