

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

602/33 JUDD 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Richmond

Period-from

01 May 2024

to

30 Apr 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

509/33 JUDD STREET RICHMOND VIC 3121	\$500,000	12-Feb-25
204/63 GLASS STREET RICHMOND VIC 3121	\$505,000	14-Apr-25
616/1 DYER STREET RICHMOND VIC 3121	\$525,000	18-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: 27 May 2025



509/33 JUDD STREET RICHMOND
VIC 3121

Sold Price

\$500,000

Sold Date

12-Feb-25

1

1

-

Distance

0km



204/63 GLASS STREET RICHMOND
VIC 3121

Sold Price

\$505,000

Sold Date

14-Apr-25

1

1

1

Distance

1.22km



616/1 DYER STREET RICHMOND
VIC 3121

Sold Price

\$525,000

Sold Date

18-Mar-25

1

1

1

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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