

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

811/11 DAVID 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2025

to

31 May 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

1004/11 DAVID STREET RICHMOND VIC 3121	\$1,125,000	16-Mar-26
405/9 GRIFFITHS STREET RICHMOND VIC 3121	\$1,150,000	18-Feb-26
4/8 WALLEN ROAD HAWTHORN VIC 3122	\$1,160,000	30-May-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: 25 June 2026



1004/11 DAVID STREET RICHMOND VIC 3121 Sold Price **\$1,125,000** Sold Date **16-Mar-26**

 2  1  1 Distance **0km**



405/9 GRIFFITHS STREET RICHMOND VIC 3121 Sold Price **\$1,150,000** Sold Date **18-Feb-26**

 2  2  1 Distance **0.8km**



4/8 WALLEN ROAD HAWTHORN VIC 3122 Sold Price ^{RS} **\$1,160,000** Sold Date **30-May-26**

 2  2  2 Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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