

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

G01/33 Judd Street, Richmond Vic 3121

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2025

to 31/12/2025

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	207/71 Abinger St RICHMOND 3121	\$447,500	27/02/2026
2	810/39 Appleton St RICHMOND 3121	\$476,000	19/02/2026
3	3/53-59 Grey St EAST MELBOURNE 3002	\$475,000	19/02/2026

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:

16/03/2026 15:30



Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
December quarter 2025: \$585,000

Comparable Properties



207/71 Abinger St RICHMOND 3121 (REI)

Agent Comments



Price: \$447,500
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment



810/39 Appleton St RICHMOND 3121 (REI)

Agent Comments



Price: \$476,000
Method: Private Sale
Date: 19/02/2026
Property Type: Apartment



3/53-59 Grey St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 19/02/2026
Property Type: Apartment