

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

2/10 BROMHAM PLACE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

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

208/115 CHURCH STREET RICHMOND VIC 3121	\$406,000	19-Feb-26
2/65 YORK STREET RICHMOND VIC 3121	\$430,000	09-May-26
401/8 GARFIELD STREET RICHMOND VIC 3121	\$420,000	23-Jan-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: 02 June 2026



208/115 CHURCH STREET RICHMOND VIC 3121

1 1 1

Sold Price **\$406,000** Sold Date **19-Feb-26**

Distance **0.23km**



2/65 YORK STREET RICHMOND VIC 3121

1 1 1

Sold Price ^{RS} **\$430,000** Sold Date **09-May-26**

Distance **0.37km**



401/8 GARFIELD STREET RICHMOND VIC 3121

1 1 1

Sold Price **\$420,000** Sold Date **23-Jan-26**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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