

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

208/36 REGENT 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2025

to

31 Jan 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

610/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$485,000	04-Feb-26
4/32 DAVISON STREET RICHMOND VIC 3121	\$500,000	11-Sep-25
1005/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$490,000	04-Sep-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: 19 February 2026



**610/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

^{RS}

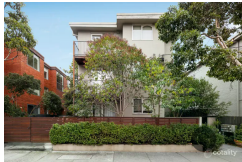
\$485,000

Sold Date

04-Feb-26

Distance

1.31km



**4/32 DAVISON STREET RICHMOND
VIC 3121**

2 1 1

Sold Price

\$500,000

Sold Date

11-Sep-25

Distance

1.42km



**1005/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

\$490,000

Sold Date

04-Sep-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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