

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

301/45 York Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$581,750

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2026

to

30/06/2026

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	119/45 York St RICHMOND 3121	\$402,500	29/04/2026
2	101/45 York St RICHMOND 3121	\$425,000	25/06/2026
3	2/65 York St RICHMOND 3121	\$430,000	09/05/2026

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:

17/07/2026 16:23

301/45 York Street, Richmond Vic 3121

Daniel Finlayson

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2026: \$581,750



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



119/45 York St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$402,500

Method: Private Sale

Date: 29/04/2026

Property Type: Apartment

Land Size: 51 sqm approx



101/45 York St RICHMOND 3121 (REI)

Agent Comments

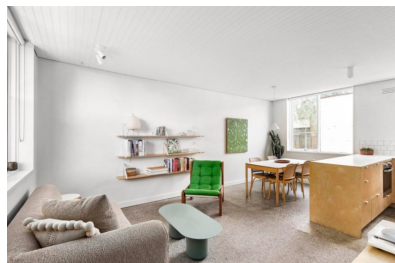
 1  1  1

Price: \$425,000

Method: Private Sale

Date: 25/06/2026

Property Type: Apartment



2/65 York St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$430,000

Method: Private Sale

Date: 09/05/2026

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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