

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

37 APPLETON 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Richmond

Period-from

01 Dec 2024

to

30 Nov 2025

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

8/50 PALMER STREET RICHMOND VIC 3121	\$1,012,000	12-Jun-25
20 LORD STREET RICHMOND VIC 3121	\$1,210,000	19-Jun-25
6/37 PINE STREET HAWTHORN VIC 3122	\$1,007,000	13-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: 11 December 2025


**8/50 PALMER STREET RICHMOND
VIC 3121**

Sold Price

\$1,012,000

Sold Date

12-Jun-25
 2

 2

 2

Distance

0.61km

**20 LORD STREET RICHMOND VIC
3121**

Sold Price

\$1,210,000

Sold Date

19-Jun-25
 2

 2

 2

Distance

0.81km

**6/37 PINE STREET HAWTHORN
VIC 3122**

Sold Price

\$1,007,000

Sold Date

13-Sep-25
 2

 2

 2

Distance

0.97km
RS = Recent sale

UN = Undisclosed Sale

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