

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

6/8 Murphy Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$603,500

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2026

to

31/03/2026

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	1/20 Adam St BURNLEY 3121	\$387,500	08/04/2026
2	2/42 Murphy St RICHMOND 3121	\$375,000	08/01/2026
3	8/8 Murphy St RICHMOND 3121	\$400,000	26/11/2025

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:

09/04/2026 08:11



 1
  1
  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$390,000

Median Unit Price

March quarter 2026: \$603,500

Comparable Properties



1/20 Adam St BURNLEY 3121 (REI)

Agent Comments

 1
  1
  1

Price: \$387,500

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment



2/42 Murphy St RICHMOND 3121 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$375,000

Method: Private Sale

Date: 08/01/2026

Property Type: Apartment



8/8 Murphy St RICHMOND 3121 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$400,000

Method: Private Sale

Date: 26/11/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000