

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

506/2-10 MCGOUN 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2024

to

31 Oct 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

202/2-10 MCGOUN STREET RICHMOND VIC 3121	\$480,000	22-May-25
602/33 JUDD STREET RICHMOND VIC 3121	\$472,500	21-Jul-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: 17 November 2025



**202/2-10 MCGOUN STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

\$480,000

Sold Date **22-May-25**

Distance

0km



**602/33 JUDD STREET RICHMOND
VIC 3121**

1 1 1

Sold Price

\$472,500

Sold Date **21-Jul-25**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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