

## 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

201 SWAN STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Richmond

Period-from

01 Sep 2025

to

31 Aug 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 274 CHURCH STREET RICHMOND VIC 3121  | \$1,030,000 | 20-Jun-26 |
| 278 BURNLEY STREET RICHMOND VIC 3121 | \$1,100,000 | 19-Jun-26 |
| 135 GREEN STREET CREMORNE VIC 3121   | \$1,105,000 | 11-Jun-26 |

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: 07 September 2026


**274 CHURCH STREET RICHMOND  
VIC 3121**

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Sold Price <sup>RS</sup> **\$1,030,000** <sup>UN</sup> Sold Date **20-Jun-26**

Distance **0.67km**


**278 BURNLEY STREET RICHMOND  
VIC 3121**

 1 
  1 
  2

Sold Price **\$1,100,000** Sold Date **19-Jun-26**

Distance **0.81km**


**135 GREEN STREET CREMORNE  
VIC 3121**

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  1

Sold Price **\$1,105,000** Sold Date **11-Jun-26**

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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