



**WE**  
**KNOW**  
**RICH-**  
**MOND**

**SUBURB PROFILE**



motionproperty

## RICHMOND



**3.5km**

Distance from GPO



**27.7k**

Population

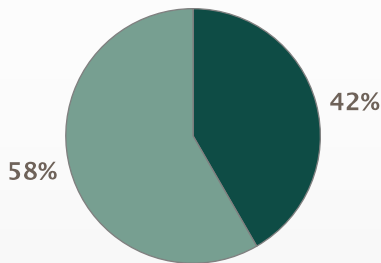
**↑16.4%**

5 year population change

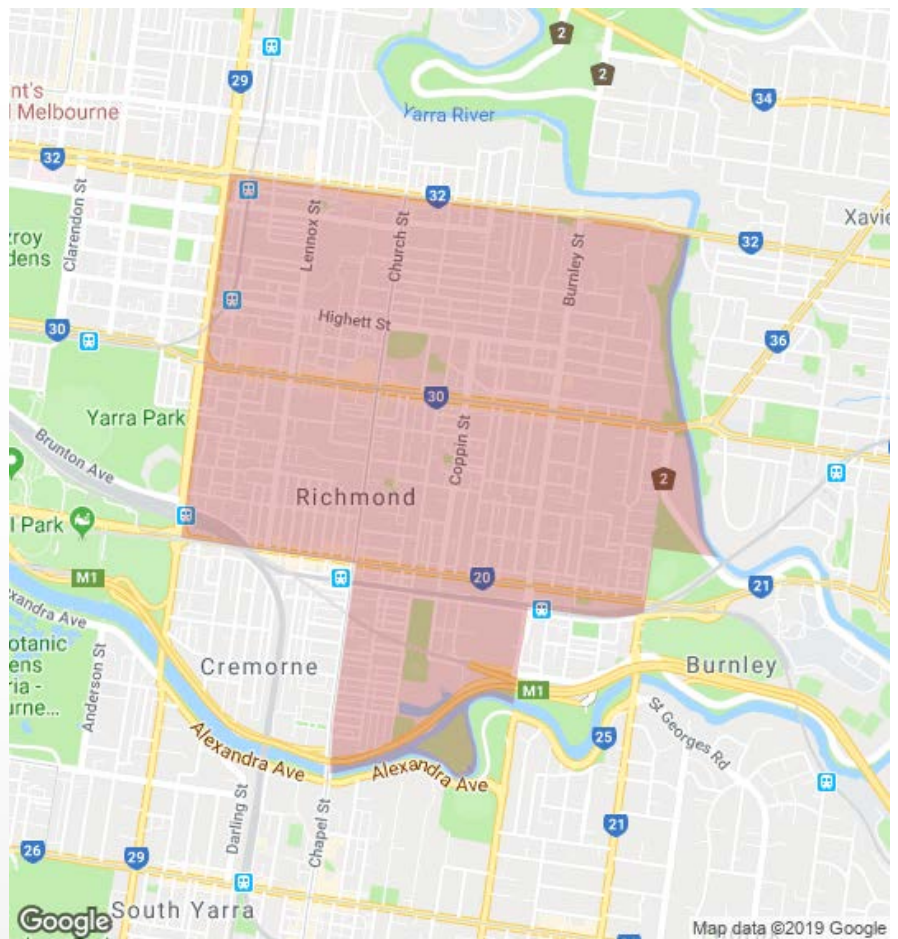


**10 years**

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Richmond is approximately 4.4 square kilometres. It has 9 parks covering nearly 2.6% of total area. The population of Richmond in 2011 was 23,814 people. By 2016 the population was 27,711 showing a population growth of 16.4% in the area during that time. The predominant age group in Richmond is 20-29 years. Households in Richmond are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Richmond work in a professional occupation. In 2011, 43.2% of the homes in Richmond were owner-occupied compared with 40.8% in 2016. Currently the median sales price of houses in the area is \$1,202,500.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**5,694**

**202**

**\$1,177,870**

**45**



**9,141**

**421**

**\$594,271**

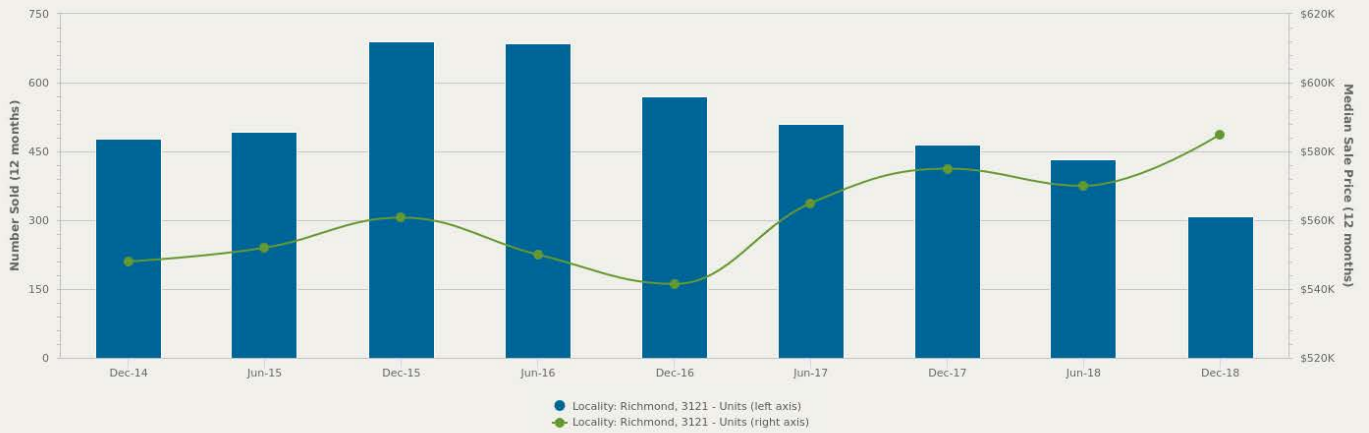
**193**

\*Total number of unique properties listed for sale over the past 12 months.

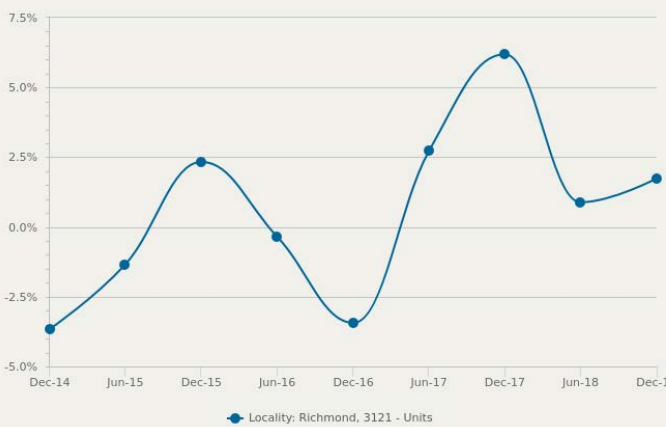


## UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$757,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$585,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$432,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period



## UNITS: MARKET ACTIVITY SNAPSHOT

### ON THE MARKET

### RECENTLY SOLD

**62**

**1**  
BEDROOMS

**57**



**13/182 Coppin Street  
Richmond VIC 3121**

Listed on 18 Mar 2019  
Not Disclosed



715m<sup>2</sup>



**211/33 Judd Street  
Richmond VIC 3121**

Listed on 18 Mar 2019  
\$450,000-\$470,000



-



**3/164 Lennox Street  
Richmond VIC 3121**

Sold on 16 Mar 2019  
\$340,000\*



744m<sup>2</sup>



**8/63 Elizabeth Street  
Richmond VIC 3121**

Sold on 16 Mar 2019  
\$298,000\*



405m<sup>2</sup>

**99**

**2**  
BEDROOMS

**76**



**104/18 Coppin Street  
Richmond VIC 3121**

Listed on 18 Mar 2019  
\$580,000



-



**9 David Street Richmond  
VIC 3121**

Listed on 18 Mar 2019  
Not Disclosed



2,360m<sup>2</sup>



**59/69 Palmer Street  
Richmond VIC 3121**

Sold on 17 Mar 2019  
\$899,000\*



2,425m<sup>2</sup>



**6/63 Elizabeth Street  
Richmond VIC 3121**

Sold on 16 Mar 2019  
\$481,000\*



405m<sup>2</sup>

**32**

**3**  
BEDROOMS

**23**



**724/1 Dyer Street Richmond  
VIC 3121**

Listed on 19 Mar 2019  
\$1,298,000



-



**150 Burnley Street  
Richmond VIC 3121**

Listed on 15 Mar 2019  
Not Disclosed



108m<sup>2</sup>



**1/21 River Street Richmond  
VIC 3121**

Sold on 16 Mar 2019  
\$980,000\*



-



**7 Palmer Street Richmond  
VIC 3121**

Sold on 07 Mar 2019  
\$1,550,000\*



151m<sup>2</sup>

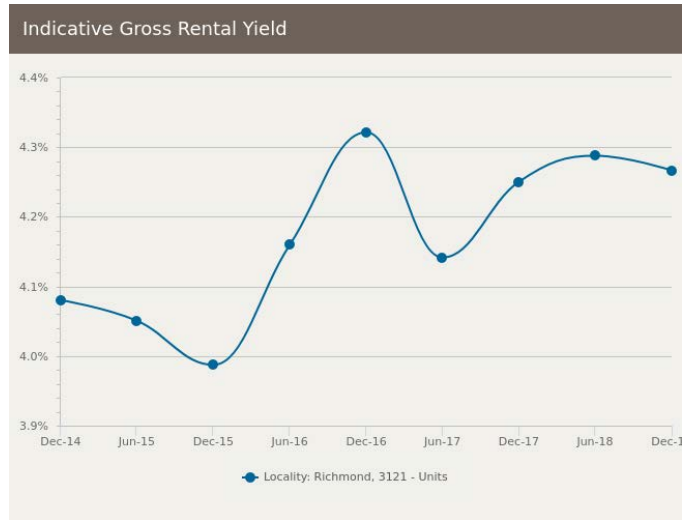
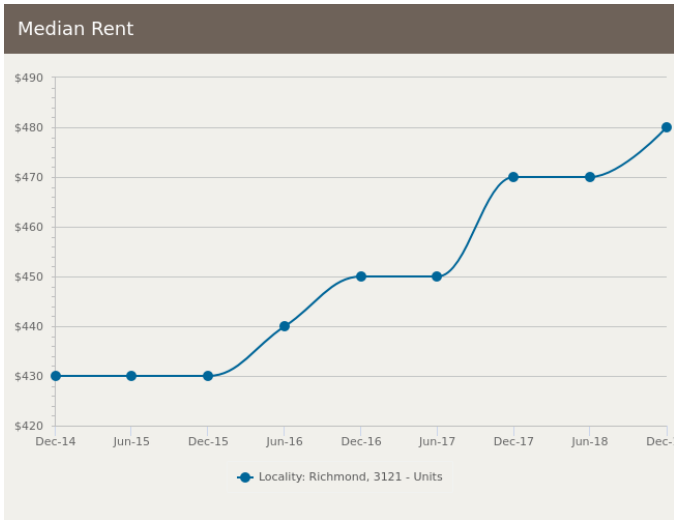


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

105

1  
BEDROOMS

<p><b>407/39 Bosisto Street Richmond VIC 3121</b> Listed on 18 Mar 2019 \$400/W</p> <p> 1  1  778m<sup>2</sup></p>	<p><b>243-253 Bridge Road Richmond VIC 3121</b> Listed on 18 Mar 2019 \$495/W</p> <p> 1  1  16m<sup>2</sup></p>
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103

2  
BEDROOMS

<p><b>204/1 Barnet Way Richmond VIC 3121</b> Listed on 18 Mar 2019 \$750/W</p> <p> 2  2  -</p>	<p> No photo available</p> <p><b>206/183 Bridge Road Richmond VIC 3121</b> Listed on 18 Mar 2019 \$550/W</p> <p> 1  2  -</p>
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21

3  
BEDROOMS

<p><b>1/17 Moore Street Richmond VIC 3121</b> Listed on 18 Mar 2019 \$800/W</p> <p> 1  1  116m<sup>2</sup></p>	<p><b>5/68-72 Rowena Parade Richmond VIC 3121</b> Listed on 18 Mar 2019 \$950/W</p> <p> 2  2  543m<sup>2</sup></p>
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= number of units observed as On the Market for Rent within the last month

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