

# 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

11 King 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)

Range between \$1,000,000

&

\$1,050,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Richmond

Period - From 01/04/2025

to 30/06/2025

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 | 95 Hoddle St RICHMOND 3121     | \$1,060,500 | 12/07/2025   |
| 2 | 124 Coppin St RICHMOND 3121    | \$1,007,000 | 05/07/2025   |
| 3 | 50 Jessie St CREMORNE 3121     | \$986,500   | 21/05/2025   |

**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:

26/08/2025 16:38



3   
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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,050,000

**Median House Price**

June quarter 2025: \$1,550,000

## Comparable Properties



**95 Hoddle St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
 -

**Price:** \$1,060,500

**Method:** Auction Sale

**Date:** 12/07/2025

**Property Type:** House (Res)



**124 Coppin St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
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**Price:** \$1,007,000

**Method:** Auction Sale

**Date:** 05/07/2025

**Property Type:** House (Res)

**Land Size:** 150 sqm approx



**50 Jessie St CREMORNE 3121 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$986,500

**Method:** Sold Before Auction

**Date:** 21/05/2025

**Property Type:** House (Res)

**Land Size:** 184 sqm approx