Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/4 Smith Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$290,000	&	\$319,000
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Median sale price

Median price	\$570,000	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	10/182 Coppin St RICHMOND 3121	\$314,600	10/09/2025
2	2/28 Davison St RICHMOND 3121	\$320,000	17/07/2025
3	12/4 Smith St RICHMOND 3121	\$327,000	09/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/09/2025 15:22
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Rooms: 2

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$290,000 - \$319,000 **Median Unit Price** June quarter 2025: \$570,000

Comparable Properties



10/182 Coppin St RICHMOND 3121 (REI)

Agent Comments

Price: \$314,600 Method: Private Sale Date: 10/09/2025 **Property Type:** House



2/28 Davison St RICHMOND 3121 (REI/VG)







Price: \$320,000 Method: Private Sale Date: 17/07/2025

Property Type: Apartment

Agent Comments



12/4 Smith St RICHMOND 3121 (REI/VG)



Price: \$327,000 Method: Private Sale Date: 09/06/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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