

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

15 Hosie Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Richmond

Period - From 01/10/2025

to 31/12/2025

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	30 Wall St RICHMOND 3121	\$1,720,000	25/10/2025
2	10 Crimea St BURNLEY 3121	\$1,820,000	11/10/2025
3	33 Bell St RICHMOND 3121	\$1,800,000	06/09/2025

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:

14/01/2026 10:47



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Property Type: House (Res)

Land Size: 211 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

December quarter 2025: \$1,330,000

Comparable Properties



30 Wall St RICHMOND 3121 (REI/VG)

Agent Comments

4 2 -

Price: \$1,720,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 173 sqm approx



10 Crimea St BURNLEY 3121 (REI/VG)

Agent Comments

3 1 1

Price: \$1,820,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 164 sqm approx



33 Bell St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,800,000

Method: Private Sale

Date: 06/09/2025

Property Type: House

Account - BigginScott | P: 03 9426 4000