### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

9 Longfield Street, Richmond Vic 3121
9

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,382,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/07/2025	to	30/09/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	aress or comparable property	1 1100	Date of Sale
1	45 Buckingham St RICHMOND 3121	\$1,331,000	23/08/2025
2	42 Butler St RICHMOND 3121	\$1,250,000	04/07/2025
3			

#### 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:	22/10/2025 10:43



Date of sale







**Agent Comments** 

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price September quarter 2025: \$1,382,500

## Comparable Properties



45 Buckingham St RICHMOND 3121 (REI)

2

**—** 

**2** 

**Price:** \$1,331,000 **Method:** Auction Sale **Date:** 23/08/2025

Property Type: House (Res)

**Agent Comments** 



42 Butler St RICHMOND 3121 (REI/VG)

•=

3

Price: \$1,250,000 Method: Private Sale

**:** 

**a** 

**Agent Comments** 

Date: 04/07/2025
Property Type: House
Land Size: 276 sqm approx

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.

Account - BigginScott | P: 03 9426 4000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.