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	28 Kent 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	\$1,000,000	&	\$1,100,000
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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 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	50 Farmer St RICHMOND 3121	\$1,160,000	26/07/2025
2	73 York St RICHMOND 3121	\$1,015,000	31/05/2025
3	4 Yarra St ABBOTSFORD 3067	\$1,030,000	06/05/2025

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:	16/10/2025 10:03











Property Type: House Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price**

September quarter 2025: \$1,382,500

Comparable Properties



50 Farmer St RICHMOND 3121 (REI)

Price: \$1,160,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res)

Agent Comments



73 York St RICHMOND 3121 (REI/VG)







Price: \$1,015,000

Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 132 sqm approx **Agent Comments**



4 Yarra St ABBOTSFORD 3067 (REI/VG)

Price: \$1,030,000





Agent Comments

Method: Private Sale Date: 06/05/2025 Property Type: House Land Size: 221 sqm approx

Account - BigginScott | P: 03 9426 4000





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