

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

302/6 Kent Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Richmond

Period - From

06/11/2024

to

05/11/2025

Source

Property Data

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	3/2 The Vacluse RICHMOND 3121	\$644,000	06/09/2025
2	101/65 Stawell St RICHMOND 3121	\$630,000	15/08/2025
3	305/172 Lennox St RICHMOND 3121	\$640,000	21/07/2025

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:

06/11/2025 11:18



Property Type:
Agent Comments

Indicative Selling Price
\$640,000
Median Unit Price
06/11/2024 - 05/11/2025: \$575,000

Comparable Properties



3/2 The Vaucluse RICHMOND 3121 (REI)

Agent Comments



Price: \$644,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit



101/65 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment



305/172 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment