

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$646,000

Property Type Unit

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	404/71 Abinger St RICHMOND 3121	\$635,000	21/09/2025
2	303/372 Johnston St ABBOTSFORD 3067	\$675,000	08/09/2025
3	720/627 Victoria St ABBOTSFORD 3067	\$650,000	08/09/2025

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:

09/10/2025 09:27



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
September quarter 2025: \$646,000

Comparable Properties



404/71 Abinger St RICHMOND 3121 (REI) Agent Comments



Price: \$635,000
Method: Private Sale
Date: 21/09/2025
Property Type: Apartment



303/372 Johnston St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$675,000
Method: Private Sale
Date: 08/09/2025
Property Type: Apartment



720/627 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$650,000
Method: Private Sale
Date: 08/09/2025
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000