

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

1 Madden Grove, Richmond Vic 3121

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 \$1,550,000

Property Type House

Suburb Richmond

Period - From 01/04/2025

to

30/06/2025

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	68 Abinger St RICHMOND 3121	\$1,250,000	09/08/2025
2	34 Canterbury St RICHMOND 3121	\$1,385,000	16/07/2025
3	299 Burnley St RICHMOND 3121	\$1,300,000	30/05/2025

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:

23/08/2025 09:02



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Rooms: 3

Property Type: House

Land Size: 137.855 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2025: \$1,550,000

Comparable Properties



68 Abinger St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
 1

Price: \$1,250,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)



34 Canterbury St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
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Price: \$1,385,000

Method: Auction Sale

Date: 16/07/2025

Property Type: House (Res)



299 Burnley St RICHMOND 3121 (VG)

[Agent Comments](#)

2
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Price: \$1,300,000

Method: Sale

Date: 30/05/2025

Property Type: House - Attached House N.E.C.

Land Size: 184 sqm approx