

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

7 Sheedy Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	5 Dickens St RICHMOND 3121	\$1,272,000	20/09/2025
2	143 Burnley St RICHMOND 3121	\$1,185,000	09/09/2025
3	43 Gardner St RICHMOND 3121	\$1,190,000	06/09/2025

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:

25/09/2025 10:40



2
 1
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Rooms: 3

Property Type: House (Res)

Land Size: 152.322 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2025: \$1,550,000

Comparable Properties



5 Dickens St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
 -

Price: \$1,272,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)



143 Burnley St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
 1

Price: \$1,185,000

Method: Private Sale

Date: 09/09/2025

Property Type: House



43 Gardner St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
 -

Price: \$1,190,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House