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	7 Sheedy 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 \$1,200,000	&	\$1,250,000
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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.

Ad	dress of comparable property	Price	Date of sale
1	38 Abinger St RICHMOND 3121	\$1,220,000	11/10/2025
2	5 Dickens St RICHMOND 3121	\$1,272,000	20/09/2025
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:	13/10/2025 15:39











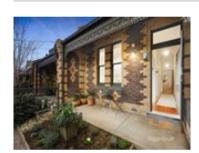


Property Type: House Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,250,000 **Median House Price** September quarter 2025: \$1,382,500

Comparable Properties



38 Abinger St RICHMOND 3121 (REI)

Price: \$1,220,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res)

Agent Comments



5 Dickens St RICHMOND 3121 (REI)

2

Price: \$1,272,000

Method: Auction Sale Date: 20/09/2025

Property Type: House (Res)

Agent Comments



43 Gardner St RICHMOND 3121 (REI)

Price: \$1,190,000 Method: Auction Sale Date: 06/09/2025 Property Type: House

Agent Comments

Account - BigginScott | P: 03 9426 4000



