## 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	22 Charles Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,535,000

#### Median sale price

Median price \$1,	,382,500	Pro	perty Type	House		Suburb	Richmond
Period - From 01/	/07/2025 1	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	7 Sheedy St RICHMOND 3121	\$1,360,000	25/10/2025
2	30 Lyndhurst St RICHMOND 3121	\$1,535,000	15/10/2025
3	293 Burnley St RICHMOND 3121	\$1,505,000	21/06/2025

#### 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:	27/10/2025 08:22







Property Type: House (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,535,000 **Median House Price** September quarter 2025: \$1,382,500

# Comparable Properties



7 Sheedy St RICHMOND 3121 (REI)

2

Price: \$1,360,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 150 sqm approx

**Agent Comments** 



30 Lyndhurst St RICHMOND 3121 (REI)

2

**Agent Comments** 

Price: \$1,535,000 Method: Auction Sale Date: 15/10/2025

Property Type: House (Res) Land Size: 176 sqm approx



293 Burnley St RICHMOND 3121 (REI/VG)

Price: \$1,505,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 186 sqm approx **Agent Comments** 

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