#### 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	

#### Indicative selling price

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

Single price \$995,000

#### Median sale price

Median price	\$1,265,000	Pro	perty Type Ho	use		Suburb	Cremorne
Period - From	10/11/2024	to	09/11/2025	] s	Source	Property	/ Data

#### 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	82 Coppin St RICHMOND 3121	\$995,000	08/11/2025
2	38 Peers St RICHMOND 3121	\$1,028,000	25/10/2025
3	59 Tanner St RICHMOND 3121	\$965,000	03/10/2025

#### 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:	10/11/2025 11:33













**Property Type: Agent Comments** 

**Indicative Selling Price** \$995,000 **Median House Price** 10/11/2024 - 09/11/2025: \$1,265,000

### Comparable Properties



82 Coppin St RICHMOND 3121 (REI)

Price: \$995,000 Method: Auction Sale Date: 08/11/2025

Property Type: House (Res)

**Agent Comments** 



38 Peers St RICHMOND 3121 (REI)





Agent Comments

Price: \$1,028,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 172 sqm approx



59 Tanner St RICHMOND 3121 (REI/VG)





**Agent Comments** 

Price: \$965,000 Method: Private Sale Date: 03/10/2025

Property Type: House (Res) Land Size: 155 sqm approx

Account - BigginScott | P: 03 9426 4000





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