## 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	13 Woodlawn Street, Richmond Vic 3121
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#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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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	5 Dickens St RICHMOND 3121	\$1,272,000	20/09/2025
2	68 Abinger St RICHMOND 3121	\$1,250,000	09/08/2025
3	52 Wellington St CREMORNE 3121	\$1,200,000	09/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/10/2025 11:13









**Property Type:** House **Land Size:** 149 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price September quarter 2025: \$1,382,500

## Comparable Properties



5 Dickens St RICHMOND 3121 (REI)

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2

**J** 1

**a** 

**Price:** \$1,272,000 **Method:** Auction Sale **Date:** 20/09/2025

Property Type: House (Res)

**Agent Comments** 



68 Abinger St RICHMOND 3121 (REI)

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2



**a** 

**Agent Comments** 

**Price:** \$1,250,000 **Method:** Auction Sale **Date:** 09/08/2025

Property Type: House (Res)



52 Wellington St CREMORNE 3121 (REI/VG)

2



1

Price: \$1,200,000

Method: Sold Before Auction

Date: 09/07/2025

**Property Type:** House (Res) **Land Size:** 145 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000





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