Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,630,000

Property offered for sale

Address	5 Thomas 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 \$2,750,000

72 Wellington St CREMORNE 3121

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.

Address of comparable property Price Date of sale 1 42 Bell St RICHMOND 3121 \$2,520,000 15/10/2025 2 12 Waterloo PI RICHMOND 3121 \$2,675,000 30/09/2025

OR

3

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 08:55



17/05/2025







Property Type: House **Land Size:** 280 sqm approx

Agent Comments

Indicative Selling Price \$2,750,000 Median House Price

September quarter 2025: \$1,382,500

Comparable Properties



42 Bell St RICHMOND 3121 (REI)

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Price: \$2,520,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: House (Res)

Agent Comments



12 Waterloo PI RICHMOND 3121 (REI)

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Agent Comments

Price: \$2,675,000 **Method:** Private Sale **Date:** 30/09/2025

Property Type: House (Res)



72 Wellington St CREMORNE 3121 (REI/VG)

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8

Price: \$2,630,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: House (Res) **Land Size:** 128 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000





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