### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	25 Brighton 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	\$900,000	&	\$990,000
	1		i

#### 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.

# Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	65 Type St RICHMOND 3121	\$1,020,000	06/10/2025
2	38 White St CREMORNE 3121	\$950,000	29/09/2025
3	18 Hodgson Tce RICHMOND 3121	\$1,000,000	20/09/2025

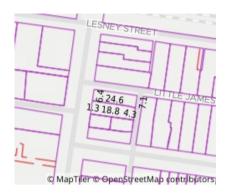
#### OR

**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:	21/10/2025 09:41









**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** September quarter 2025: \$1,382,500

# Comparable Properties



65 Type St RICHMOND 3121 (REI)



Price: \$1,020,000 Method: Private Sale Date: 06/10/2025

Property Type: House (Res) Land Size: 198 sqm approx

**Agent Comments** 



38 White St CREMORNE 3121 (REI)

2





Agent Comments

Price: \$950,000 Method: Private Sale Date: 29/09/2025

Property Type: House (Res)



18 Hodgson Tce RICHMOND 3121 (REI)



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

Property Type: House (Res) Land Size: 153 sqm approx **Agent Comments** 

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