

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

11 Newry Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,382,500

Property 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	Price	Date of sale
1	38 Abinger St RICHMOND 3121	\$1,220,000	11/10/2025
2	9 Newry St RICHMOND 3121	\$1,116,000	30/08/2025
3	51 Bunting St RICHMOND 3121	\$1,128,000	20/08/2025

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:

15/10/2025 16:36



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Rooms: 4

Property Type: House

Land Size: 126 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2025: \$1,382,500

Comparable Properties



38 Abinger St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
 -

Price: \$1,220,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)



9 Newry St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
 1

Price: \$1,116,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 140 sqm approx



51 Bunting St RICHMOND 3121 (REI)

[Agent Comments](#)

2
 1
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Price: \$1,128,000

Method: Auction Sale

Date: 20/08/2025

Property Type: House (Res)