### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	
posicode	

#### Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
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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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

,	and the companion property		2410 0. 0410
1	5 Bosisto St RICHMOND 3121	\$1,800,000	22/08/2025
2	64 Neptune St RICHMOND 3121	\$1,815,000	20/06/2025
3			

#### 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:	08/10/2025 09:47



Date of sale







Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price September quarter 2025: \$1,382,500

# Comparable Properties

5 Bosisto St RICHMOND 3121 (REI/VG)

= :

3

**—** 

**Agent Comments** 

**Price:** \$1,800,000 **Method:** Private Sale **Date:** 22/08/2025

Property Type: House (Res) Land Size: 332 sqm approx



64 Neptune St RICHMOND 3121 (REI)

**—** 

**a** 

Price: \$1,815,000 Method: Private Sale

Date: 20/06/2025

Property Type: House (Res)

**Agent Comments** 

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.

Account - BigginScott | P: 03 9426 4000





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