

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

7/14 Dickens Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$530,000

&

\$575,000

Median sale price

Median price

\$577,000

Property Type

Unit

Suburb

Richmond

Period - From

30/10/2024

to

29/10/2025

Source

Property Data

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	11/66 Buckingham St RICHMOND 3121	\$561,000	07/10/2025
2	6/18-22 Nicholson St ABBOTSFORD 3067	\$565,000	30/09/2025
3	15/70 Church St HAWTHORN 3122	\$550,000	04/09/2025

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:

30/10/2025 08:48



Property Type: Apartment

Agent Comments

Comparable Properties



11/66 Buckingham St RICHMOND 3121 (REI)

Agent Comments



Price: \$561,000

Method: Private Sale

Date: 07/10/2025

Property Type: Unit



6/18-22 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$565,000

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment



15/70 Church St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 04/09/2025

Property Type: Apartment