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	7/14 Dickens 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 \$530,000 & \$575,000	veen \$530,000	Range between	petween \$530,000
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Median sale price

Median price	\$577,000	Pro	perty Type Ur	nit		Suburb	Richmond
Period - From	30/10/2024	to	29/10/2025	So	urce	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

Add	dress 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 comparableproperties 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





Emily Sayers 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

Indicative Selling Price \$530,000 - \$575,000 **Median Unit Price** 30/10/2024 - 29/10/2025: \$577,000





Property Type: Apartment **Agent Comments**

Comparable Properties



11/66 Buckingham St RICHMOND 3121 (REI)

2

Price: \$561,000 Method: Private Sale Date: 07/10/2025 Property Type: Unit

Agent Comments



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

2





Price: \$565,000

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment

Agent Comments



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

Price: \$550,000 Method: Private Sale Date: 04/09/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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