# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

\$1,900,000

# Property offered for sale

2/1a Glasshouse Street, Richmond Vic 3121
2,

#### Indicative selling price

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

Range between \$1,900,000 & \$2,090,000	Range between	\$1,900,000	&	\$2,090,000
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#### Median sale price

Median price	\$1,457,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/10/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	10 Crimea St BURNLEY 3121	\$1,820,000	11/10/2025
2	34 Bendigo St RICHMOND 3121	\$1,980,000	05/10/2025

#### OR

9 Miller St RICHMOND 3121

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:	07/11/2025 10:24



23/09/2025







**Indicative Selling Price** \$1,900,000 - \$2,090,000 **Median House Price** Year ending September 2025: \$1,457,500

# Comparable Properties



10 Crimea St BURNLEY 3121 (REI)

Price: \$1,820,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res)

**Agent Comments** 



34 Bendigo St RICHMOND 3121 (REI)

Agent Comments

Price: \$1,980,000 Method: Private Sale Date: 05/10/2025

Property Type: Townhouse (Single)

9 Miller St RICHMOND 3121 (VG)

Price: \$1,900,000 Method: Sale Date: 23/09/2025

Property Type: House (Res) Land Size: 127 sqm approx

**Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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