

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

2/1a Glasshouse Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,457,500

Property 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.

	Address 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
3	9 Miller St RICHMOND 3121	\$1,900,000	23/09/2025

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:

07/11/2025 10:24



Property Type:
Agent Comments

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)

Agent Comments



Price: \$1,820,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)



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)

Agent Comments



Price: \$1,900,000
Method: Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 127 sqm approx