Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|----------|---------|----------|
|----------|---------|----------|

| Address Including suburb and postcode | |
|---|--|
| | |

Indicative selling price

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

| Range between | \$1,000,000 | & | \$1,100,000 |
|---------------|-------------|---|-------------|
| | | | |

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

| 1 | 25 Brighton St RICHMOND 3121 | \$1,130,000 | 15/11/2025 |
|---|------------------------------|-------------|------------|
| 2 | 49 Duke St RICHMOND 3121 | \$1,150,000 | 13/09/2025 |
| 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: | 17/11/2025 15:27 |
|--|------------------|
|--|------------------|



Date of sale







Property Type: House Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2025: \$1,382,500

Comparable Properties



25 Brighton St RICHMOND 3121 (REI)

2

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Price: \$1,130,000 **Method:** Auction Sale **Date:** 15/11/2025

Property Type: House (Res) Land Size: 161 sqm approx

Agent Comments



49 Duke St RICHMOND 3121 (REI)

•

2

Date: 13/09/2025

;

1

Price: \$1,150,000 Method: Auction Sale

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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