## 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	5 Somerset Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,442,500	Pro	perty Type	House		Suburb	Richmond
Period - From	22/09/2024	to	21/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	22 Stanley St RICHMOND 3121	\$1,715,000	16/08/2025
2	85 Coppin St RICHMOND 3121	\$1,750,000	13/06/2025
3	12 Leslie St RICHMOND 3121	\$1,900,000	26/05/2025

#### 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:	22/09/2025 10:57









Property Type: House (Res) Land Size: 1 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,750,000 - \$1,850,000 **Median House Price** 22/09/2024 - 21/09/2025: \$1,442,500

# Comparable Properties



22 Stanley St RICHMOND 3121 (REI)

Price: \$1,715,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res)

**Agent Comments** 



85 Coppin St RICHMOND 3121 (REI/VG)



**Agent Comments** 

Price: \$1,750,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: House (Res) Land Size: 216 sqm approx

12 Leslie St RICHMOND 3121 (REI/VG)



Price: \$1,900,000

Method: Sold Before Auction

Date: 26/05/2025

Property Type: House (Res) Land Size: 297 sqm approx **Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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