

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

5 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,442,500

Property 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.

	Address 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



2 2 2

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)

Agent Comments

3 2 -

Price: \$1,715,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)



85 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

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)

Agent Comments

3 1 2

Price: \$1,900,000
Method: Sold Before Auction
Date: 26/05/2025
Property Type: House (Res)
Land Size: 297 sqm approx