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	299 Highett Street, Richmond Vic 3121
postcode	

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	\$1,382,500	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 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	62 Hunter St RICHMOND 3121	\$1,975,000	08/11/2025
2	9 Miller St RICHMOND 3121	\$1,900,000	23/09/2025
3	1/105 Crown St RICHMOND 3121	\$1,935,000	04/07/2025

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:	10/11/2025 13:36









Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price September quarter 2025: \$1,382,500

Comparable Properties



62 Hunter St RICHMOND 3121 (REI)

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Price: \$1,975,000 **Method:** Auction Sale **Date:** 08/11/2025

Property Type: House (Res)

Agent Comments



9 Miller St RICHMOND 3121 (VG)

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

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



1/105 Crown St RICHMOND 3121 (REI/VG)

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Price: \$1,935,000 Method: Private Sale Date: 04/07/2025

Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000





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