# 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	41 Glass Street, Richmond Vic 3121

#### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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#### 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.

Ad	dress of comparable property	Price	Date of sale
1	11 Newry St RICHMOND 3121	\$1,150,000	15/11/2025
2	38 Rotherwood St RICHMOND 3121	\$1,059,000	08/11/2025
3	82 Coppin St RICHMOND 3121	\$995,000	08/11/2025

#### 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:	01/12/2025 15:15









Rooms: 3

Property Type: House (Res) Land Size: 125.193 sqm approx

**Agent Comments** 

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

# Comparable Properties



11 Newry St RICHMOND 3121 (REI)



Price: \$1,150,000 Method: Auction Sale Date: 15/11/2025

Property Type: House (Res)

**Agent Comments** 



38 Rotherwood St RICHMOND 3121 (REI)

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**Agent Comments** 

Price: \$1,059,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House (Res)

82 Coppin St RICHMOND 3121 (REI)

Method: Auction Sale







Price: \$995,000

Date: 08/11/2025 Property Type: House (Res) **Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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