

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,382,500

Property 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	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



2   
 1   
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**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)**

[Agent Comments](#)

2   
 1   
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**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)



**38 Rotherwood St RICHMOND 3121 (REI)**

[Agent Comments](#)

2   
 1   
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**Price:** \$1,059,000

**Method:** Sold Before Auction

**Date:** 08/11/2025

**Property Type:** House (Res)



**82 Coppin St RICHMOND 3121 (REI)**

[Agent Comments](#)

2   
 1   
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**Price:** \$995,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Account - BigginScott** | P: 03 9426 4000