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	4 Little Kent Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$1,	,382,500	Pro	perty Type	House		Suburb	Richmond
Period - From 01/	/07/2025 1	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	2 Bosisto St RICHMOND 3121	\$1,660,000	22/10/2025
2	22 Stanley St RICHMOND 3121	\$1,715,000	16/08/2025
3	26 Thomas St RICHMOND 3121	\$1,670,000	01/08/2025

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:	06/12/2025 08:21













Property Type: Townhouse

(Single)

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 **Median House Price**

September quarter 2025: \$1,382,500

Comparable Properties



2 Bosisto St RICHMOND 3121 (REI/VG)

Price: \$1,660,000 Method: Private Sale Date: 22/10/2025

Property Type: House (Res) Land Size: 372 sqm approx

Agent Comments



22 Stanley St RICHMOND 3121 (REI/VG)







Agent Comments



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

Property Type: House (Res) Land Size: 101 sqm approx

26 Thomas St RICHMOND 3121 (REI/VG)

Price: \$1,670,000 Method: Private Sale Date: 01/08/2025

Property Type: Townhouse (Single)

Land Size: 72 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000





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