

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

8 Theresa Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$920,000 Property Type Townhouse Suburb Richmond

Period - From 10/06/2025 to 09/06/2026 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	31a River St RICHMOND 3121	\$1,210,000	30/05/2026
2	17 Waverley St RICHMOND 3121	\$1,165,000	09/05/2026
3	9 Belgravia St RICHMOND 3121	\$1,120,000	12/01/2026

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: 10/06/2026 15:09



2 2 0

Property Type: House

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median Townhouse Price
10/06/2025 - 09/06/2026: \$920,000

Comparable Properties



31a River St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,210,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Townhouse (Res)



17 Waverley St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,165,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)



9 Belgravia St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,120,000
Method: Private Sale
Date: 12/01/2026
Property Type: Townhouse (Single)
Land Size: 108 sqm approx

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