

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 3/85 Richmond Terrace, Richmond Vic 3121

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Richmond

Period - From 01/10/2025 to 31/12/2025 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	129 Brighton St RICHMOND 3121	\$2,150,000	21/02/2026
2	5 Somerset St RICHMOND 3121	\$2,462,500	06/12/2025
3	5 Thomas St RICHMOND 3121	\$2,585,000	25/11/2025

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: 25/02/2026 09:06



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

December quarter 2025: \$1,330,000

Comparable Properties



129 Brighton St RICHMOND 3121 (REI)

Agent Comments



Price: \$2,150,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



5 Somerset St RICHMOND 3121 (REI)

Agent Comments



Price: \$2,462,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)



5 Thomas St RICHMOND 3121 (REI)

Agent Comments



Price: \$2,585,000

Method: Private Sale

Date: 25/11/2025

Property Type: House (Res)

Land Size: 280 sqm approx

Account - BigginScott | P: 03 9426 4000