

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

11 NORTH STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Richmond

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

4 MOORE STREET RICHMOND VIC 3121	\$1,150,000	26-Mar-26
37 TYPE STREET RICHMOND VIC 3121	\$1,160,000	03-Nov-25
48 LYNDHURST STREET RICHMOND VIC 3121	\$1,085,000	14-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 01 April 2026


4 MOORE STREET RICHMOND VIC 3121

Sold Price

^{RS}
\$1,150,000

Sold Date

26-Mar-26
 2
  1
  1

Distance

1.12km

37 TYPE STREET RICHMOND VIC 3121

Sold Price

\$1,160,000

Sold Date

03-Nov-25
 2
  2
  1

Distance

0.63km

48 LYNDHURST STREET RICHMOND VIC 3121

Sold Price

^{RS}
\$1,085,000

Sold Date

14-Feb-26
 2
  1
  -

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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