

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

22 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,401,000 Property Type House Suburb Richmond

Period - From 12/03/2025 to 11/03/2026 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	13 Mckay St RICHMOND 3121	\$1,310,000	07/12/2025
2	28 Kent St RICHMOND 3121	\$1,330,000	08/11/2025
3	122 Richmond Tce RICHMOND 3121	\$1,385,000	13/09/2025

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: 12/03/2026 15:24



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
12/03/2025 - 11/03/2026: \$1,401,000

Comparable Properties



13 Mckay St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,310,000
Method: Sale
Date: 07/12/2025
Property Type: House - Attached House N.E.C.
Land Size: 178 sqm approx



28 Kent St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 250 sqm approx



122 Richmond Tce RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,385,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 172 sqm approx

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