

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

9 Johnson Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,550,000 & \$1,620,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Richmond

Period - From 01/01/2026 to 31/03/2026 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	29 Johnson St RICHMOND 3121	\$1,595,000	20/03/2026
2	74 Church St HAWTHORN 3122	\$1,700,000	25/02/2026
3	47 Tudor St RICHMOND 3121	\$1,635,000	21/02/2026

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:

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Rooms: 4
Property Type: House
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,620,000
Median House Price
 March quarter 2026: \$1,450,000

Comparable Properties



29 Johnson St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,595,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 370 sqm approx



74 Church St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 308 sqm approx



47 Tudor St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,635,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 309 sqm approx

Account - BigginScott | P: 03 9426 4000



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