

# 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 2/74 Cutter Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### 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	12/11 River St RICHMOND 3121	\$939,000	10/04/2026
2	1/52a Lyndhurst St RICHMOND 3121	\$910,000	02/04/2026
3	3/5 Stillman St RICHMOND 3121	\$925,000	30/03/2026

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: 05/05/2026 12:23



**Property Type:** House (Res)

**Land Size:** 88 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

March quarter 2026: \$1,450,000

## Comparable Properties



**12/11 River St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$939,000

**Method:** Private Sale

**Date:** 10/04/2026

**Property Type:** Townhouse (Res)



**1/52a Lyndhurst St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$910,000

**Method:** Private Sale

**Date:** 02/04/2026

**Property Type:** Townhouse (Single)



**3/5 Stillman St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$925,000

**Method:** Sold Before Auction

**Date:** 30/03/2026

**Property Type:** Townhouse (Res)

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