

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

42 Laity Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$897,500

Property Type

Townhouse

Suburb

Richmond

Period - From

13/07/2025

to

12/07/2026

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	40 Laity St RICHMOND 3121	\$1,622,000	23/04/2026
2	3a Belgravia St RICHMOND 3121	\$1,610,000	12/03/2026
3	4 Little Kent St RICHMOND 3121	\$1,601,000	14/02/2026

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:

13/07/2026 16:10



3
 3
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,600,000

Median Townhouse Price

13/07/2025 - 12/07/2026: \$897,500

Comparable Properties



40 Laity St RICHMOND 3121 (REI/VG)

Agent Comments

3
 3
 2

Price: \$1,622,000

Method: Private Sale

Date: 23/04/2026

Property Type: Townhouse (Res)



3a Belgravia St RICHMOND 3121 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,610,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Res)

Land Size: 110 sqm approx



4 Little Kent St RICHMOND 3121 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,601,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 105 sqm approx

Account - BigginScott | P: 03 9426 4000