

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 6/61-65 Kent Street, Richmond Vic 3121

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$603,500

Property Type Unit

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	8/5-7 Leslie St RICHMOND 3121	\$737,200	14/05/2026
2	3/138 Church St HAWTHORN 3122	\$690,500	18/04/2026
3	3/23 Hill St HAWTHORN 3122	\$650,000	28/03/2026

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:

04/06/2026 10:17



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$725,000

Median Unit Price

March quarter 2026: \$603,500

Comparable Properties



8/5-7 Leslie St RICHMOND 3121 (REI)

Agent Comments



Price: \$737,200

Method: Sold Before Auction

Date: 14/05/2026

Property Type: Apartment



3/138 Church St HAWTHORN 3122 (REI)

Agent Comments



Price: \$690,500

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment



3/23 Hill St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Apartment

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