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	31 Durham Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,275,000

Median sale price

Median price $1,397,000 Property Type House Suburb Richmond

Period - From 01/04/2026 to 30/06/2026 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	49 Neptune St RICHMOND 3121	$1,293,000	23/06/2026
2	31 Bell St RICHMOND 3121	$1,400,000	15/04/2026
3	8 Charlotte St RICHMOND 3121	$1,400,000	21/03/2026

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: 07/08/2026 15:01

31 Durham Street, Richmond Vic 3121

Edward Hobbs
03 9426 4000
0411 725 263
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3 3 1

Property Type: House (Res)
Land Size: 244 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000
Median House Price
June quarter 2026: $1,397,000

Comparable Properties



49 Neptune St RICHMOND 3121 (REI)

3 1 1

Price: $1,293,000
Method: Private Sale
Date: 23/06/2026
Property Type: House (Res)
Land Size: 266 sqm approx

Agent Comments



31 Bell St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,400,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 224 sqm approx

Agent Comments



8 Charlotte St RICHMOND 3121 (REI)

3 1 -

Price: $1,400,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 235 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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