

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

87 Egan Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$959,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Richmond

Period - From

04/08/2025

to

03/08/2026

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	16 Boyd St RICHMOND 3121	\$991,000	29/04/2026
2	49 Egan St RICHMOND 3121	\$835,000	24/04/2026
3	83 Egan St RICHMOND 3121	\$990,000	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:

04/08/2026 09:05

**Property Type:** House (Res)**Land Size:** 175 sqm approx

Agent Comments

Indicative Selling Price

\$959,000

Median House Price

04/08/2025 - 03/08/2026: \$1,390,000

Comparable Properties

**16 Boyd St RICHMOND 3121 (REI/VG)**

Agent Comments

**Price:** \$991,000**Method:** Private Sale**Date:** 29/04/2026**Property Type:** House (Res)**Land Size:** 123 sqm approx**49 Egan St RICHMOND 3121 (REI/VG)**

Agent Comments

**Price:** \$835,000**Method:** Private Sale**Date:** 24/04/2026**Property Type:** House (Res)**Land Size:** 175 sqm approx**83 Egan St RICHMOND 3121 (REI/VG)**

Agent Comments

**Price:** \$990,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 175 sqm approx

Account - BigginScott | P: 03 9426 4000