

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

91 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,392,000

Property Type House

Suburb Richmond

Period - From 08/07/2025

to

07/07/2026

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	13 Moore St RICHMOND 3121	\$1,040,000	02/05/2026
2	70 Somerset St RICHMOND 3121	\$1,220,000	18/04/2026
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:

08/07/2026 11:12



2 1 0

Rooms: 3
Property Type: House (Res)
Land Size: 171.884 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
08/07/2025 - 07/07/2026: \$1,392,000

Comparable Properties



13 Moore St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,040,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 127 sqm approx



70 Somerset St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,220,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 210 sqm approx



83 Egan St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

2 1 -

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