

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

146 Brighton 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

\$897,500

Property Type

Townhouse

Suburb

Richmond

Period - From

14/07/2025

to

13/07/2026

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	2/74 Cutter St RICHMOND 3121	\$950,000	28/05/2026
2	47 Bendigo St RICHMOND 3121	\$1,110,000	20/03/2026
3	26 Dickmann St RICHMOND 3121	\$1,010,000	19/03/2026

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:

14/07/2026 09:56



2
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

14/07/2025 - 13/07/2026: \$897,500

Comparable Properties



2/74 Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$950,000

Method: Sold Before Auction

Date: 28/05/2026

Property Type: Townhouse (Res)

Land Size: 88 sqm approx



47 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,110,000

Method: Sold Before Auction

Date: 20/03/2026

Property Type: Townhouse (Res)



26 Dickmann St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,010,000

Method: Private Sale

Date: 19/03/2026

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000