

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

24 Cotter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Richmond

Period - From 01/10/2025

to

31/12/2025

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	7 Cherrill St BURNLEY 3121	\$1,425,000	11/10/2025
2	47 Tudor St RICHMOND 3121	\$1,635,000	21/02/2026
3	85 Bendigo St RICHMOND 3121	\$1,450,000	13/01/2026

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:

07/04/2026 16:42



3 1 1

Property Type: House
Land Size: 205 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2025: \$1,330,000

Comparable Properties

7 Cherrill St BURNLEY 3121 (REI)

Agent Comments

3 1 1

Price: \$1,425,000
Method:
Date: 11/10/2025
Property Type: House



47 Tudor St RICHMOND 3121 (REI)

Agent Comments

3 1 2

Price: \$1,635,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 309 sqm approx



85 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 1

Price: \$1,450,000
Method: Private Sale
Date: 13/01/2026
Property Type: House (Res)
Land Size: 281 sqm approx