

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

5/43-47 Palmer 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	6/2 Belgravia St RICHMOND 3121	\$1,102,000	12/06/2026
2	3/4 Little Buckingham St RICHMOND 3121	\$990,000	27/05/2026
3	8/323 Church St RICHMOND 3121	\$1,090,000	29/03/2026

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 09:30



Property Type:
Divorce/Estate/Family Transfers
Land Size: 922 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
14/07/2025 - 13/07/2026: \$897,500

Comparable Properties



6/2 Belgravia St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,102,000
Method: Private Sale
Date: 12/06/2026
Property Type: Townhouse (Res)



3/4 Little Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 27/05/2026
Property Type: Townhouse (Single)



8/323 Church St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,090,000
Method: Sold After Auction
Date: 29/03/2026
Property Type: Townhouse (Single)

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