

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

8a Khartoum Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$810,000

Property Type

Townhouse

Suburb

Richmond

Period - From

21/09/2025

to

20/09/2026

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.

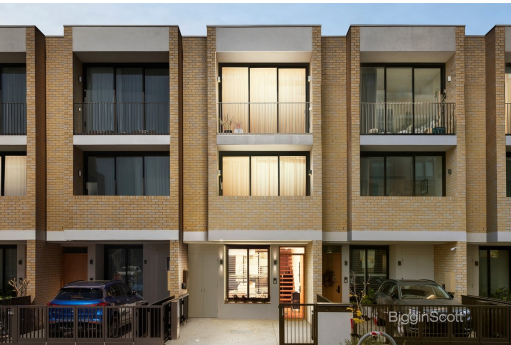
	Address of comparable property	Price	Date of sale
1	10 Khartoum St RICHMOND 3121	\$1,712,500	08/08/2026
2	7 Bell St RICHMOND 3121	\$1,800,000	29/07/2026
3	67 Type St RICHMOND 3121	\$1,855,000	28/03/2026

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:

21/09/2026 16:21



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000
Median Townhouse Price
21/09/2025 - 20/09/2026: \$810,000

Comparable Properties

10 Khartoum St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,712,500
Method:
Date: 08/08/2026
Property Type: House



7 Bell St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 29/07/2026
Property Type: Townhouse (Single)



67 Type St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,855,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000