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	1/79 Richmond Terrace, Richmond Vic 3121

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,390,000 Property Type House Suburb Richmond

Period - From 01/07/2025 to 30/06/2026 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	18 Campbell St RICHMOND 3121	$1,175,000	09/09/2026
2	11/31 York St RICHMOND 3121	$1,145,000	27/08/2026
3	95b Park St ABBOTSFORD 3067	$1,100,000	07/07/2026

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 10:23

1/79 Richmond Terrace, Richmond Vic 3121



2 1 1

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
Year ending June 2026: $1,390,000

Comparable Properties



18 Campbell St RICHMOND 3121 (REI)

2 1 -

Price: $1,175,000
Method: Sold Before Auction
Date: 09/09/2026
Property Type: House (Res)

Agent Comments



11/31 York St RICHMOND 3121 (REI)

2 1 2

Price: $1,145,000
Method: Private Sale
Date: 27/08/2026
Property Type: Townhouse (Res)

Agent Comments



95b Park St ABBOTSFORD 3067 (REI)

2 1 2

Price: $1,100,000
Method: Private Sale
Date: 07/07/2026
Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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