Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1 Survey Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,680,000								
Median sale price									
Median price	\$1,550,000	Pro	Property Type House			Suburb	Richmond		
Period - From	01/04/2025	to	30/06/2025		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	62 Neptune St RICHMOND 3121	\$1,560,000	10/05/2025
2	43 Mary St RICHMOND 3121	\$1,600,000	11/04/2025
3	76 Duke St RICHMOND 3121	\$1,710,000	29/03/2025

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:

14/07/2025 12:42









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,680,000 Median House Price June quarter 2025: \$1,550,000

Comparable Properties

62 Neptune St RICHMOND 3121 (REI/VG) 3 1 2 1 Price: \$1,560,000 Method: Auction Sale Date: 10/05/2025 Property Type: House (Res) Land Size: 271 sqm approx	Agent Comments
43 Mary St RICHMOND 3121 (REI/VG) → 3 → 1 → 2 Price: \$1,600,000 Method: Private Sale Date: 11/04/2025 Property Type: House Land Size: 311 sqm approx	Agent Comments
76 Duke St RICHMOND 3121 (REI/VG) 3 1 1 1 Price: \$1,710,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 251 sqm approx	Agent Comments

Account - BigginScott | P: 03 9426 4000



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