

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

7/21 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$572,500

Property Type Unit

Suburb Richmond

Period - From 11/08/2024

to 10/08/2025

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	106/63 Stawell St RICHMOND 3121	\$417,000	14/06/2025
2	2/87-89 Westbank Tce RICHMOND 3121	\$455,000	11/06/2025
3	2/89 Westbank Tce RICHMOND 3121	\$455,000	10/06/2025

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:

11/08/2025 08:21



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
11/08/2024 - 10/08/2025: \$572,500

Comparable Properties



106/63 Stawell St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$417,000
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment



2/87-89 Westbank Tce RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$455,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: Apartment

2/89 Westbank Tce RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$455,000
Method: Sold Before Auction
Date: 10/06/2025
Property Type: Apartment