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	41 Bell Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price	\$1,425,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	25 Miller St RICHMOND 3121	\$1,350,000	02/04/2025
2	2 Stillman St RICHMOND 3121	\$1,400,000	15/03/2025
3	19 Bell St RICHMOND 3121	\$1,321,000	24/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/06/2025 09:34













Property Type: House (Res) Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 **Median House Price** March quarter 2025: \$1,425,500

Comparable Properties



25 Miller St RICHMOND 3121 (REI/VG)







Price: \$1,350,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: House (Res) Land Size: 143 sqm approx

Agent Comments



2 Stillman St RICHMOND 3121 (REI/VG)

2





Agent Comments

Price: \$1,400,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 174 sqm approx

19 Bell St RICHMOND 3121 (REI/VG)





Agent Comments



Price: \$1,321,000 Method: Private Sale Date: 24/02/2025 Property Type: House Land Size: 153 sqm approx

Account - BigginScott | P: 03 9426 4000





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