

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

41 Bell Street, Richmond Vic 3121

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

Property 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	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 comparable properties 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



2
 1
 0

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)

Agent Comments

2
 1
 1

Price: \$1,350,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: House (Res)

Land Size: 143 sqm approx



2 Stillman St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 -

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

2
 1
 -

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