

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

24 Wertheim Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,275,000

Median sale price

Median price

\$825,000

Property Type

Townhouse

Suburb

Richmond

Period - From

01/07/2024

to

30/06/2025

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 | 12 Lord St RICHMOND 3121 | \$1,240,000 | 14/06/2025 |
| 2 | 25/8 Lord St RICHMOND 3121 | \$1,158,000 | 22/05/2025 |
| 3 | 1/19 Manton St RICHMOND 3121 | \$1,150,000 | 08/02/2025 |

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:

01/07/2025 16:03



Property Type: House (Res)
Land Size: 83 sqm approx
Agent Comments

Indicative Selling Price
\$1,275,000
Median Townhouse Price
01/07/2024 - 30/06/2025: \$825,000

Comparable Properties



12 Lord St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



25/8 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,158,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: Townhouse (Res)



1/19 Manton St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)