

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$867,500

Property Type Townhouse

Suburb Richmond

Period - From 26/08/2024

to

25/08/2025

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	5/101 Crown St RICHMOND 3121	\$1,070,000	30/07/2025
2	7 Mcgoun St RICHMOND 3121	\$1,235,000	18/07/2025
3	12 Lord St RICHMOND 3121	\$1,240,000	14/06/2025

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:

26/08/2025 11:31

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

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

26/08/2024 - 25/08/2025: \$867,500

Comparable Properties

**5/101 Crown St RICHMOND 3121 (REI)**

Agent Comments

**Price:** \$1,070,000**Method:** Sold Before Auction**Date:** 30/07/2025**Property Type:** Townhouse (Res)**7 Mcgoun St RICHMOND 3121 (REI)**

Agent Comments

**Price:** \$1,235,000**Method:** Private Sale**Date:** 18/07/2025**Property Type:** Townhouse (Single)**12 Lord St RICHMOND 3121 (REI/VG)**

Agent Comments

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

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