Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,735,000

Property offered for sale

Address	37 Bell Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

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.

Add	ress of comparable property	Price	Date of sale	
1	62 Neptune St RICHMOND 3121	\$1,560,000	10/05/2025	
2	43 Mary St RICHMOND 3121	\$1,600,000	11/04/2025	

OR

3

78 Duke St RICHMOND 3121

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:	03/06/2025 10:24



01/03/2025











Property Type: House Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** March quarter 2025: \$1,425,500

Comparable Properties



62 Neptune St RICHMOND 3121 (REI)





Price: \$1,560,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 271 sqm approx

Agent Comments



43 Mary St RICHMOND 3121 (REI/VG)





Agent Comments

Price: \$1,600,000 Method: Private Sale Date: 11/04/2025 Property Type: House Land Size: 311 sqm approx





78 Duke St RICHMOND 3121 (REI)



Price: \$1,735,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 259 sqm approx **Agent Comments**

Account - BigginScott | P: 03 9426 4000





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