

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

3a Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Richmond

Period - From

23/09/2025

to

22/09/2026

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	6 Strode PI RICHMOND 3121	\$1,525,000	22/09/2026
2	14/8 Trenerry Cr ABBOTSFORD 3067	\$1,355,000	10/09/2026
3	63a Park St ABBOTSFORD 3067	\$1,400,000	06/08/2026

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:

23/09/2026 10:00

3a Bosisto Street, Richmond Vic 3121



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
23/09/2025 - 22/09/2026: \$1,375,000

Comparable Properties



6 Strobe PI RICHMOND 3121 (REI)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 22/09/2026
Property Type: Townhouse (Single)



14/8 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 10/09/2026
Property Type: Apartment



63a Park St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 06/08/2026
Property Type: Townhouse (Res)

Account - Real Property Agent Melbourne | P: 0390805121



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