# 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	42 Mary 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	\$1,455,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Miles St RICHMOND 3121	\$1,450,000	21/02/2025
2	66 Duke St RICHMOND 3121	\$1,380,000	10/12/2024
3	173 Mary St RICHMOND 3121	\$1,265,500	19/10/2024

#### 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:	18/03/2025 09:11









Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$1,300,000 - \$1,430,000 **Median House Price** Year ending December 2024: \$1,455,500

# Comparable Properties



4 Miles St RICHMOND 3121 (REI)

Price: \$1,450,000 Method: Private Sale Date: 21/02/2025 **Property Type:** House **Agent Comments** 



66 Duke St RICHMOND 3121 (VG)



Price: \$1,380,000 Method: Sale Date: 10/12/2024

Property Type: House - Attached House N.E.C.

Land Size: 167 sqm approx

Agent Comments



173 Mary St RICHMOND 3121 (REI/VG)



Price: \$1,265,500 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 167 sqm approx **Agent Comments** 

Account - Jellis Craig | P: 03 9864 5000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.