

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

42 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,455,500

Property 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.

	Address 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



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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)

Agent Comments

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Price: \$1,450,000

Method: Private Sale

Date: 21/02/2025

Property Type: House



66 Duke St RICHMOND 3121 (VG)

Agent Comments

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Price: \$1,380,000

Method: Sale

Date: 10/12/2024

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

Land Size: 167 sqm approx



173 Mary St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,265,500

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 167 sqm approx

Account - Jellis Craig | P: 03 9864 5000