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

19/9 Tennyson Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$576,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2024	to	30/06/2025		So	urce	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	dress of comparable property	Price	Date of sale
1	2/25 Palmer St RICHMOND 3121	\$812,000	09/07/2025
2	3/201 Dover St CREMORNE 3121	\$825,000	28/06/2025
3	1/7 Jika PI RICHMOND 3121	\$785,000	05/04/2025

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:

23/07/2025 09:55



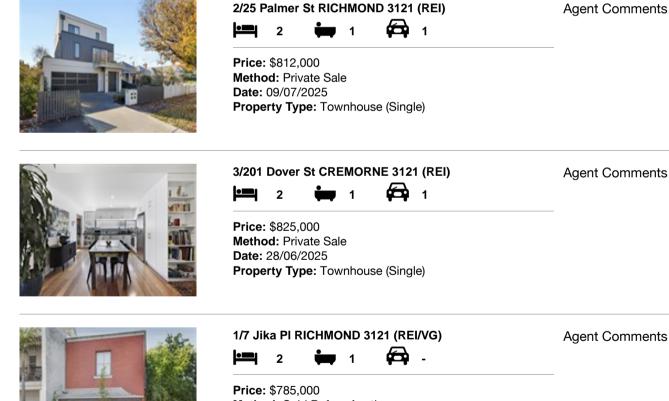






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending June 2025: \$576,000

Comparable Properties



Method: Sold Before Auction Date: 05/04/2025 Property Type: Townhouse (Single)

Account - RT Edgar | P: 03 9826 1000



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