

# 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

49 Fraser Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,900,000

### Median sale price

Median price

\$842,000

Property Type

Townhouse

Suburb

Richmond

Period - From

16/07/2024

to

15/07/2025

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	64 Yarra Blvd RICHMOND 3121	\$1,725,000	12/05/2025
2	57 Kent St RICHMOND 3121	\$1,711,000	01/03/2025
3	51 Mason St HAWTHORN 3122	\$1,950,000	19/02/2025

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:

16/07/2025 14:44



3 2 2

Property Type:  
Agent Comments

Indicative Selling Price  
\$1,900,000  
Median Townhouse Price  
16/07/2024 - 15/07/2025: \$842,000

Comparable Properties



64 Yarra Blvd RICHMOND 3121 (REI/VG)

Agent Comments

4 2 2

Price: \$1,725,000  
Method: Private Sale  
Date: 12/05/2025  
Property Type: Townhouse (Single)  
Land Size: 8112 sqm approx



57 Kent St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,711,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: House (Res)  
Land Size: 166 sqm approx



51 Mason St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 1

Price: \$1,950,000  
Method: Sold Before Auction  
Date: 19/02/2025  
Property Type: House (Res)  
Land Size: 260 sqm approx