#### 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	49 Fraser Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,900,000

#### Median sale price

Median price	\$842,000	Pro	perty Type To	wnhouse		Suburb	Richmond
Period - From	16/07/2024	to	15/07/2025	Sc	ource	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

Add	dress 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 comparableproperties 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













**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)





Price: \$1,725,000 Method: Private Sale Date: 12/05/2025

Property Type: Townhouse (Single) Land Size: 8112 sqm approx

**Agent Comments** 



57 Kent St RICHMOND 3121 (REI/VG)







**Agent Comments** 

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)





Price: \$1,950,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: House (Res) Land Size: 260 sqm approx **Agent Comments** 

Account - BigginScott | P: 03 9426 4000

**REIV** 



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