### 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	4/20 Bellevue Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$425,000	&	\$465,000
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#### Median sale price

Median price	\$576,000	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/07/2024	to	30/06/2025		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

Address of comparable property		Price	Date of sale
1	2/87-89 Westbank Tce RICHMOND 3121	\$455,000	11/06/2025
2	22/9 Lisson Gr HAWTHORN 3122	\$485,000	21/03/2025
3	3/9 Somerset St RICHMOND 3121	\$450,000	03/02/2025

#### 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:	08/07/2025 10:40









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$425,000 - \$465,000 **Median Unit Price** Year ending June 2025: \$576,000

## Comparable Properties



2/87-89 Westbank Tce RICHMOND 3121 (REI)

Price: \$455,000

Method: Sold Before Auction

Date: 11/06/2025

Property Type: Apartment

**Agent Comments** 



22/9 Lisson Gr HAWTHORN 3122 (REI/VG)





**Agent Comments** 

Price: \$485,000 Method: Private Sale Date: 21/03/2025

Property Type: Apartment



3/9 Somerset St RICHMOND 3121 (REI/VG)

Price: \$450,000 Method: Private Sale

Date: 03/02/2025 Rooms: 2

Property Type: Apartment

**Agent Comments** 

Account - Jellis Craig | P: 03 9864 5000





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