

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

2/28 BENNETT STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

2/44 TYPE STREET RICHMOND VIC 3121	290000	14-Feb-25
18/38 BURNLEY STREET RICHMOND VIC 3121	290000	02-Apr-25
14/5-7 LESLIE STREET RICHMOND VIC 3121	306000	08-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 26 June 2025



2/44 TYPE STREET RICHMOND VIC 3121

1 Bed 1 Bath -

Sold Price 290000 Sold Date 14-Feb-25

Distance **1.04km**



18/38 BURNLEY STREET RICHMOND VIC 3121

1 Bed 1 Bath -

Sold Price

Sold Date 02-Apr-25

Distance **0.3km**



14/5-7 LESLIE STREET RICHMOND VIC 3121

1 Bed 1 Bath 1

Sold Price 306000 Sold Date 08-Feb-25

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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