## 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	

#### Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
Range between	\$1,350,000	&	\$1,450,000

#### Median sale price

Median price	\$1,462,000	Pro	perty Type	House		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	28 Neptune St RICHMOND 3121	\$1,585,000	20/05/2025
2	2 Stillman St RICHMOND 3121	\$1,400,000	15/03/2025
3	61 Gardner St RICHMOND 3121	\$1,378,000	22/02/2025

#### 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:	09/07/2025 14:29









**Property Type:** House Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending June 2025: \$1,462,000

# Comparable Properties



28 Neptune St RICHMOND 3121 (REI)

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**a** .

**Price:** \$1,585,000

Method: Sold Before Auction

Date: 20/05/2025

Property Type: House (Res)

**Agent Comments** 



2 Stillman St RICHMOND 3121 (REI/VG)

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**Agent Comments** 

**Price:** \$1,400,000 **Method:** Auction Sale **Date:** 15/03/2025

**Property Type:** House (Res) **Land Size:** 174 sqm approx

61 Gardner St RICHMOND 3121 (REI/VG)

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Price: \$1,378,000 Method: Auction Sale Date: 22/02/2025

**Property Type:** House (Res) **Land Size:** 139 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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