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

141 Mary Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,400,000		&		\$1,500,000			
Median sale price								
Median price	\$1,462,000	Property Type Hou		Hou	ISE		Suburb	Richmond
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	293 Burnley St RICHMOND 3121	\$1,505,000	21/06/2025
2	28 Neptune St RICHMOND 3121	\$1,585,000	20/05/2025
3	117 Lord St RICHMOND 3121	\$1,600,000	05/04/2025

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:

29/07/2025 08:26



JellisCraig





Rooms: 5 Property Type: House Land Size: 186 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending June 2025: \$1,462,000

Comparable Properties

293 Burnley St RICHMOND 3121 (REI) 2 1 2 2 Price: \$1,505,000 Method: Auction Sale Date: 21/06/2025 Property Type: House (Res) Land Size: 186 sqm approx	Agent Comments
28 Neptune St RICHMOND 3121 (REI) 2 1 2 - Price: \$1,585,000 Method: Sold Before Auction Date: 20/05/2025 Property Type: House (Res)	Agent Comments
117 Lord St RICHMOND 3121 (REI/VG) 2 → 1 → - Price: \$1,600,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 163 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9428 3333



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