

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,462,000

Property 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	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



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**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)**

[Agent Comments](#)

2 1 2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)  
**Land Size:** 186 sqm approx



**28 Neptune St RICHMOND 3121 (REI)**

[Agent Comments](#)

2 1 -

**Price:** \$1,585,000  
**Method:** Sold Before Auction  
**Date:** 20/05/2025  
**Property Type:** House (Res)



**117 Lord St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

2 1 -

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 163 sqm approx