Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	41 Little Hoddle 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 \$760,000	&	\$830,000
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Median sale price

Median price	\$576,000	Pro	pperty Type Un	it		Suburb	Richmond
Period - From	01/07/2024	to	30/06/2025	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	52/84 Trenerry Cr ABBOTSFORD 3067	\$820,000	16/06/2025
2	5/408-422 Victoria St RICHMOND 3121	\$817,500	01/05/2025
3	1/7 Jika PI RICHMOND 3121	\$785,000	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:	25/07/2025 15:05



Date of sale

JellisCraig





Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$760,000 - \$830,000 **Median Unit Price** Year ending June 2025: \$576,000

Comparable Properties



52/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Price: \$820,000

Method: Sold Before Auction

Date: 16/06/2025

Property Type: Townhouse (Res)

Agent Comments



5/408-422 Victoria St RICHMOND 3121 (REI)

2





Agent Comments

Price: \$817,500 Method: Private Sale Date: 01/05/2025

Property Type: Townhouse (Res)



1/7 Jika PI RICHMOND 3121 (REI/VG)

Price: \$785,000



Method: Sold Before Auction

Date: 05/04/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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