

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

1/74 Cutter Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,050,000

&

\$1,080,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Richmond

Period - From 01/04/2024

to 31/03/2025

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	24A Manton St RICHMOND 3121	\$1,055,000	05/04/2025
2	15/1-5 Lyndhurst St RICHMOND 3121	\$1,000,000	08/02/2025
3	37 Somerset St RICHMOND 3121	\$1,100,000	05/02/2025

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:

08/05/2025 14:23



2
 1
 1

Rooms: 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,080,000

Median House Price

Year ending March 2025: \$1,420,000

Comparable Properties



24A Manton St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,055,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 102 sqm approx



15/1-5 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

2
 2
 2

Price: \$1,000,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)



37 Somerset St RICHMOND 3121 (VG)

Agent Comments

2
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Price: \$1,100,000

Method: Sale

Date: 05/02/2025

Property Type: Townhouse (Conjoined)

Account - BigginScott | P: 03 9426 4000