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 Survey Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,700,000		&		\$1,850,000				
Median sale price									
Median price	\$1,425,500	Pro	Property Type		House		Suburb	Richmond	
Period - From	01/01/2025	to	31/03/2025		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.

Address of comparable property		Price	Date of sale
1	43 Mary St RICHMOND 3121	\$1,600,000	11/04/2025
2	42 Mary St RICHMOND 3121	\$1,655,000	07/04/2025
3	76 Duke St RICHMOND 3121	\$1,710,000	29/03/2025

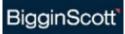
OR

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:

01/05/2025 10:00









Property Type: House (Previously Occupied - Detached) Land Size: 230 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price March quarter 2025: \$1,425,500

Comparable Properties

43 Mary St RICHMOND 3121 (REI) → 3 → 1 → 2 Price: \$1,600,000 Method: Private Sale Date: 11/04/2025 Property Type: House Land Size: 311 sqm approx	Agent Comments
42 Mary St RICHMOND 3121 (REI) → 3 → 1 → 1 Price: \$1,655,000 Method: Private Sale Date: 07/04/2025 Property Type: House Land Size: 188 sqm approx	Agent Comments
76 Duke St RICHMOND 3121 (REI) 3 1 20 1 Price: \$1,710,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 251 sqm approx	Agent Comments

Account - BigginScott | P: 03 9426 4000



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