

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 between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,425,500

Property Type House

Suburb Richmond

Period - From 01/01/2025

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	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)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 311 sqm approx



42 Mary St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,655,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 188 sqm approx



76 Duke St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 251 sqm approx

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