

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	10 Botherambo Street, Richmond Vic 3121
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,435,000	Property Type	House	Suburb	Richmond
Period - From	01/01/2025	to	31/12/2025	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	4/75 Firebell La RICHMOND 3121	\$1,430,000	06/12/2025
2	72 Lincoln St RICHMOND 3121	\$1,200,000	05/12/2025
3	10a Botherambo St RICHMOND 3121	\$1,315,000	01/10/2025

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: 17/03/2026 14:34



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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2025: \$1,435,000

Comparable Properties



4/75 Firebell La RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,430,000

Method: Sold Before Auction

Date: 06/12/2025

Property Type: Townhouse (Res)



72 Lincoln St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,200,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Res)

Land Size: 222 sqm approx



10a Botherambo St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,315,000

Method: Auction Sale

Date: 01/10/2025

Property Type: House (Res)

Land Size: 87 sqm approx

Account - Jellis Craig | P: 03 9428 3333