

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

100 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$581,750

Property Type Unit

Suburb Richmond

Period - From 01/04/2026

to

30/06/2026

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	40 Laity St RICHMOND 3121	\$1,622,000	23/04/2026
2	3a Belgravia St RICHMOND 3121	\$1,610,000	12/03/2026
3	14 Balmain St CREMORNE 3121	\$1,545,000	11/03/2026

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:

12/08/2026 15:10



Property Type: House (Res)
Land Size: 125 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median Unit Price
 June quarter 2026: \$581,750

Comparable Properties



40 Laity St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,622,000
Method: Private Sale
Date: 23/04/2026
Property Type: Townhouse (Res)



3a Belgravia St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,610,000
Method: Private Sale
Date: 12/03/2026
Property Type: Townhouse (Res)
Land Size: 110 sqm approx



14 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$1,545,000
Method: Private Sale
Date: 11/03/2026
Property Type: Townhouse (Res)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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