

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

103/3 KENNEDY AVENUE RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Richmond

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

203/59 STAWELL STREET RICHMOND VIC 3121	\$862,000	21-Feb-26
4/136 CHURCH STREET HAWTHORN VIC 3122	\$880,000	28-Feb-26
206/12 COPPIN STREET RICHMOND VIC 3121	\$840,000	26-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 08 May 2026



**203/59 STAWELL STREET
RICHMOND VIC 3121**

2 2 1

Sold Price **\$862,000** Sold Date **21-Feb-26**

Distance **0.29km**



**4/136 CHURCH STREET
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$880,000** Sold Date **28-Feb-26**

Distance **0.89km**



**206/12 COPPIN STREET
RICHMOND VIC 3121**

2 2 1

Sold Price **\$840,000** Sold Date **26-Feb-26**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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