

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

12 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between \$975,000

&

\$1,070,000

Median sale price

Median price \$1,377,500

Property Type House

Suburb Richmond

Period - From 03/07/2025

to

02/07/2026

Source Property Data

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.

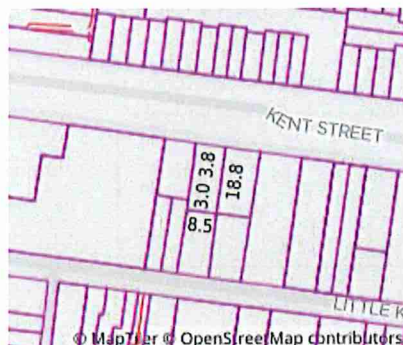
	Address of comparable property	Price	Date of sale
1	39 Kent St RICHMOND 3121	\$1,007,000	14/03/2026
2	48 Elizabeth St RICHMOND 3121	\$1,015,000	11/03/2026
3	16 Bennett St RICHMOND 3121	\$1,040,000	16/01/2026

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:

03/07/2026 15:49



Property Type: House (Previously Occupied - Detached)

Land Size: 167 sqm approx

Agent Comments

Indicative Selling Price

\$975,000 - \$1,070,000

Median House Price

03/07/2025 - 02/07/2026: \$1,377,500

Comparable Properties



39 Kent St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,007,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 102 sqm approx



48 Elizabeth St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 268 sqm approx



16 Bennett St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,040,000

Method: Sale

Date: 16/01/2026

Property Type: House - Attached House N.E.C.

Land Size: 183 sqm approx

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