

# 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

146 Brighton Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$905,000

Property Type

Townhouse

Suburb

Richmond

Period - From

07/07/2025

to

06/07/2026

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 | 6/86 Type St RICHMOND 3121     | \$1,140,000 | 09/06/2026   |
| 2 | 17 Waverley St RICHMOND 3121   | \$1,165,000 | 09/05/2026   |
| 3 | 47 Bendigo St RICHMOND 3121    | \$1,110,000 | 20/03/2026   |

**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:

07/07/2026 14:58



**Property Type:** House  
**Land Size:** 75.033 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
 07/07/2025 - 06/07/2026: \$905,000

## Comparable Properties



**6/86 Type St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 09/06/2026  
**Property Type:** Townhouse (Res)



**17 Waverley St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** Townhouse (Res)



**47 Bendigo St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$1,110,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2026  
**Property Type:** Townhouse (Res)

**Account - BigginScott | P: 03 9426 4000**