

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

177 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,425,500

Property Type House

Suburb Richmond

Period - From 01/01/2025

to 31/03/2025

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	7 Hunter St RICHMOND 3121	\$1,725,000	04/12/2024
2	105 Kent St RICHMOND 3121	\$1,710,000	30/11/2024
3	42 Mary St RICHMOND 3121	\$1,655,000	07/04/2025

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:

22/04/2025 11:01

177 Mary Street, Richmond Vic 3121

**Jellis
Craig**

Mackenzie Field

9810 5000

0487 336 490

MackenzieField@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

March quarter 2025: \$1,425,500



 3  2  1

Property Type: House

Agent Comments

Comparable Properties



7 Hunter St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,725,000

Method: Private Sale

Date: 04/12/2024

Property Type: House

Land Size: 220 sqm approx



105 Kent St RICHMOND 3121 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,710,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 210 sqm approx



42 Mary St RICHMOND 3121 (REI)

Agent Comments

 3  1  1

Price: \$1,655,000

Method: Private Sale

Date: 07/04/2025

Property Type: House

Land Size: 188 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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