

# 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

18 Campbell 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

&

\$1,150,000

### Median sale price

Median price

\$1,397,000

Property Type

House

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 | 38 Chestnut St CREMORNE 3121   | \$1,180,000 | 06/06/2026   |
| 2 | 128 Stawell St RICHMOND 3121   | \$1,095,000 | 30/05/2026   |
| 3 | 13 Moore St RICHMOND 3121      | \$1,040,000 | 02/05/2026   |

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:

19/08/2026 13:24



**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median House Price**

June quarter 2026: \$1,397,000

## Comparable Properties



**38 Chestnut St CREMORNE 3121 (REI/VG)**

**Agent Comments**



**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 06/06/2026

**Property Type:** House (Res)

**Land Size:** 124 sqm approx



**128 Stawell St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 121 sqm approx



**13 Moore St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 127 sqm approx

**Account - Jellis Craig** | P: 03 9864 5000