

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

19 Brighton Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	21 Montgomery St RICHMOND 3121	\$1,205,000	04/04/2025
2	89 Wellington St CREMORNE 3121	\$1,260,000	18/02/2025
3	26 The Crofts RICHMOND 3121	\$1,100,000	07/12/2024

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:

20/05/2025 16:34



Property Type:
Divorce/Estate/Family Transfers
Land Size: 11 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2025: \$1,425,500

Comparable Properties



21 Montgomery St RICHMOND 3121 (REI)

[Agent Comments](#)



Price: \$1,205,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 138 sqm approx



89 Wellington St CREMORNE 3121 (VG)

[Agent Comments](#)



Price: \$1,260,000
Method: Sale
Date: 18/02/2025
Property Type: House - Attached House N.E.C.
Land Size: 141 sqm approx



26 The Crofts RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,100,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 100 sqm approx

Account - BigginScott | P: 03 9426 4000