

# 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

2 Duke 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 \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,435,000

Property Type House

Suburb Richmond

Period - From 01/01/2025

to 31/12/2025

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 | 44 Bunting St RICHMOND 3121    | \$1,505,000 | 06/11/2025   |
| 2 | 2 Bosisto St RICHMOND 3121     | \$1,660,000 | 22/10/2025   |
| 3 | 18 Huckerby St CREMORNE 3121   | \$1,625,000 | 21/10/2025   |

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:

03/03/2026 13:39



3 2 2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,500,000 - \$1,650,000  
Median House Price  
Year ending December 2025: \$1,435,000

Comparable Properties



44 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,505,000  
Method: Auction Sale  
Date: 06/11/2025  
Property Type: House (Res)  
Land Size: 107 sqm approx



2 Bosisto St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,660,000  
Method: Private Sale  
Date: 22/10/2025  
Property Type: House (Res)  
Land Size: 372 sqm approx



18 Huckerby St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000  
Method: Sold Before Auction  
Date: 21/10/2025  
Property Type: House (Res)