

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

201/6 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between \$550,000

&

\$595,000

Median sale price

Median price \$581,750

Property Type Unit

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	107/7 Newry St RICHMOND 3121	\$650,001	09/04/2026
2	302/486 Victoria St RICHMOND 3121	\$612,500	12/03/2026
3	702/8 Garfield St RICHMOND 3121	\$600,000	06/03/2026

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:

02/09/2026 12:41



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



107/7 Newry St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$650,001

Method: Private Sale

Date: 09/04/2026

Property Type: Apartment



302/486 Victoria St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$612,500

Method: Private Sale

Date: 12/03/2026

Rooms: 5

Property Type: Apartment



702/8 Garfield St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment