

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

202/6 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Richmond

Period - From 20/03/2025

to 19/03/2026

Source Property Data

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	202/11 Leslie St RICHMOND 3121	\$650,000	21/01/2026
2	302/6 Kent St RICHMOND 3121	\$631,000	09/12/2025
3			

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:

20/03/2026 11:09

202/6 Kent Street, Richmond Vic 3121



Michael Katsaris

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Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

20/03/2025 - 19/03/2026: \$595,000



Property Type:

Agent Comments

Comparable Properties



202/11 Leslie St RICHMOND 3121 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 21/01/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



302/6 Kent St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$631,000

Method: Private Sale

Date: 09/12/2025

Property Type: Apartment

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.

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983



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