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	28 Neptune Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$1,420,000	Pro	perty Type	House		Suburb	Richmond
Period - From	01/04/2024	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

1	10 Kimber St RICHMOND 3121	\$1,253,000	22/03/2025
2	61 Gardner St RICHMOND 3121	\$1,378,000	22/02/2025
3	9 Francis St RICHMOND 3121	\$1,285,000	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:	08/05/2025 09:06



Date of sale











Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2025: \$1,420,000

Comparable Properties



10 Kimber St RICHMOND 3121 (REI)







Price: \$1,253,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 159 sqm approx

Agent Comments



61 Gardner St RICHMOND 3121 (REI/VG)

2







Agent Comments

Price: \$1,378,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 139 sqm approx



9 Francis St RICHMOND 3121 (REI/VG)





Agent Comments

Price: \$1,285,000 Method: Auction Sale Date: 07/12/2024 Property Type: House Land Size: 149 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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