

# 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

28 Neptune Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,420,000

Property 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	Date of sale
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



2   1  

**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)**

**Agent Comments**

2   1   -

**Price:** \$1,253,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 159 sqm approx



**61 Gardner St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2   2   1

**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**

2   1   -

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