

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

29 Bell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$890,000 & \$979,000

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	19 Corsair St RICHMOND 3121	\$930,000	22/03/2025
2	307 Highett St RICHMOND 3121	\$1,000,000	17/12/2024
3	20 Corsair St RICHMOND 3121	\$1,000,000	23/11/2024

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:

16/05/2025 16:08

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Indicative Selling Price

\$890,000 - \$979,000

Median House Price

Year ending March 2025: \$1,420,000



2 1 1

Property Type: House
Land Size: 143 sqm approx
Agent Comments

Comparable Properties



19 Corsair St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$930,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 121 sqm approx



307 Highett St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,000,000
Method: Sold Before Auction
Date: 17/12/2024
Property Type: House (Res)
Land Size: 154 sqm approx



20 Corsair St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,000,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 161 sqm approx