

# 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

3 Rogers Street, Richmond Vic 3121

### Indicative selling price

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

Range between \$1,600,000

&

\$1,680,000

### Median sale price

Median price \$1,397,000

Property Type House

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 | 7 Stewart PI RICHMOND 3121     | \$1,570,000 | 20/06/2026   |
| 2 | 105 Brighton St RICHMOND 3121  | \$1,690,000 | 30/05/2026   |
| 3 | 28 Corsair St RICHMOND 3121    | \$1,550,000 | 26/05/2026   |

**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:

27/07/2026 13:48



3 2 2

Rooms: 4

Property Type: House (Res)

Land Size: 126 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,680,000

Median House Price

June quarter 2026: \$1,397,000

## Comparable Properties



7 Stewart PI RICHMOND 3121 (REI)

3 2 2

Agent Comments

Price: \$1,570,000

Method: Private Sale

Date: 20/06/2026

Property Type: House (Res)



105 Brighton St RICHMOND 3121 (REI)

3 1 1

Agent Comments

Price: \$1,690,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 228 sqm approx



28 Corsair St RICHMOND 3121 (REI)

3 2 -

Agent Comments

Price: \$1,550,000

Method: Sold Before Auction

Date: 26/05/2026

Property Type: House (Res)