

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 Wangaratta Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

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	105 Brighton St RICHMOND 3121	\$1,690,000	30/05/2026
2	1 St Phillips St ABBOTSFORD 3067	\$1,765,000	22/03/2026
3	47 Tudor St RICHMOND 3121	\$1,635,000	21/02/2026

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:

19/08/2026 15:55



3 1 1

Property Type: House
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
June quarter 2026: \$1,397,000

Comparable Properties



105 Brighton St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,690,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 228 sqm approx



1 St Phillips St ABBOTSFORD 3067 (REI/VG)

Agent Comments

4 2 2

Price: \$1,765,000
Method: Auction Sale
Date: 22/03/2026
Property Type: House (Res)
Land Size: 218 sqm approx



47 Tudor St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 2

Price: \$1,635,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 309 sqm approx