

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

303 Highett Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2026

to

31/03/2026

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	36 Coppin St RICHMOND 3121	\$1,910,000	21/03/2026
2	7 Park St RICHMOND 3121	\$1,790,000	21/03/2026
3	11 Crown St RICHMOND 3121	\$1,664,000	14/03/2026

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:

13/04/2026 12:34



Property Type:
Divorce/Estate/Family Transfers
Land Size: 205 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
March quarter 2026: \$1,450,000

Comparable Properties



36 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,910,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)



7 Park St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,790,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 121 sqm approx



11 Crown St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,664,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)

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