

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

31 Bell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,435,000

Property Type House

Suburb Richmond

Period - From 01/01/2025

to 31/12/2025

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	8 Charlotte St RICHMOND 3121	\$1,400,000	21/03/2026
2	5 Melrose St CREMORNE 3121	\$1,460,000	26/02/2026
3	85 Bendigo St RICHMOND 3121	\$1,450,000	13/01/2026

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:

26/03/2026 15:03



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2025: \$1,435,000

Comparable Properties



8 Charlotte St RICHMOND 3121 (REI)

Agent Comments

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Price: \$1,400,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 235 sqm approx



5 Melrose St CREMORNE 3121 (REI)

Agent Comments

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 3

Price: \$1,460,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 307 sqm approx



85 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments

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 1

Price: \$1,450,000

Method: Private Sale

Date: 13/01/2026

Property Type: House (Res)

Land Size: 281 sqm approx

Account - Jellis Craig | P: 03 9864 5000