

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

4 Alfred Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Richmond

Period - From 01/04/2025

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 17 Gipps St RICHMOND 3121	\$1,200,000	19/05/2026
2 159 Lennox St RICHMOND 3121	\$1,225,000	12/05/2026
3 24 Sherwood St RICHMOND 3121	\$1,300,000	08/05/2026

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:

29/06/2026 10:44



Property Type: House (Previously Occupied - Detached)
Land Size: 137 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending March 2026: \$1,425,000

Comparable Properties



17 Gipps St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 121 sqm approx



159 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,225,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 299 sqm approx



24 Sherwood St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: House (Res)

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153