

## 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 Bennett Street, Richmond

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,200,000

**Median sale price**Median price 

\$1,300,000

Property type 

House

Suburb 

Richmond

Period - From 

Oct 2025

to

Dec 2025

Source 

REIV

**Comparable property sales**

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 Bennett Street, Richmond | \$ 1,150,000 | 10/03/2026   |
| 2. 49 Bennett Street, Richmond | \$ 1,475,000 | 15/11/2025   |
| 3. 25 North Street, Richmond   | \$ 1,333,000 | 5/03/2026    |

This Statement of Information was prepared on: 

30/03/2026

## Comparable properties



**\$ 1,150,000**

17 Bennett Street, Richmond, Victoria

DATE: 10/03/2026

PROPERTY TYPE: HOUSE

 2     1  
 1     sqm



**\$ 1,475,000**

49 Bennett Street, Richmond, Victoria

DATE: 15/11/2025

PROPERTY TYPE: HOUSE

 2     1  
 1     sqm



**\$ 1,333,000**

25 North Street, Richmond, Victoria

DATE: 5/03/2026

PROPERTY TYPE: HOUSE

 2     1  
 1     sqm x

Get an **Instant Online Appraisal**

What's my property worth?

**The Smartre™ Sale**

A smarter and safer way to sell your property  
without any upfront costs.

LEARN MORE