

# 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

40 Somerset Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### 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                              | 13 Newry St RICHMOND 3121     | \$1,015,000 | 26/03/2026   |
| 2                              | 48 Lyndhurst St RICHMOND 3121 | \$1,085,000 | 14/02/2026   |
| 3                              |                               |             |              |

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:

21/04/2026 15:32



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**Property Type:** House  
**Land Size:** 172 sqm approx  
**Agent Comments**

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

## Comparable Properties



**13 Newry St RICHMOND 3121 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,015,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2026  
**Property Type:** House (Res)



**48 Lyndhurst St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 122 sqm approx

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.

**Account - Marshall White | P: 03 9822 9999**



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