

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

42 Johnson Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,330,000

Property Type House

Suburb Richmond

Period - From 01/10/2025

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	26 Dickmann St RICHMOND 3121	\$1,010,000	19/03/2026
2	45 Westbank Tce RICHMOND 3121	\$1,200,000	12/12/2025
3	5/19-23 Palmer St RICHMOND 3121	\$1,125,500	01/12/2025

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:

07/04/2026 16:01



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2025: \$1,330,000

Comparable Properties



26 Dickmann St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 19/03/2026

Property Type: Townhouse (Res)



45 Westbank Tce RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: House (Res)

Land Size: 133 sqm approx



5/19-23 Palmer St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,125,500

Method: Sold Before Auction

Date: 01/12/2025

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000