

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

46 Bell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Richmond

Period - From 01/01/2026

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	5 Somerset St RICHMOND 3121	\$2,462,500	06/12/2025
2	2a Dando St RICHMOND 3121	\$2,375,000	05/02/2026
3	79 Lord St RICHMOND 3121	\$2,300,000	16/03/2026

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:

04/05/2026 17:01



3 2 1

Property Type: Townhouse

Agent Comments

Mackenzie Field

9810 5000

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MackenzieField@jelliscraig.com.au

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

March quarter 2026: \$1,450,000

Comparable Properties



5 Somerset St RICHMOND 3121 (REI/VG)

Agent Comments

3 3 1

Price: \$2,462,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 155 sqm approx



2a Dando St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$2,375,000

Method: Private Sale

Date: 05/02/2026

Property Type: House (Res)



79 Lord St RICHMOND 3121 (REI)

Agent Comments

4 3 1

Price: \$2,300,000

Method: Private Sale

Date: 16/03/2026

Property Type: House (Res)

Land Size: 245 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511