

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

56 Duke Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	9/5 Northampton PI SOUTH YARRA 3141	\$1,390,000	06/06/2026
2	6a Melrose St CREMORNE 3121	\$1,325,000	22/05/2026
3	10 Botherambo St RICHMOND 3121	\$1,320,000	08/04/2026

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:

16/06/2026 10:22



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2026: \$1,450,000

Comparable Properties



9/5 Northampton Pl SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,390,000

Method: Private Sale

Date: 06/06/2026

Property Type: Townhouse (Single)



6a Melrose St CREMORNE 3121 (REI)

Agent Comments

2 1 1

Price: \$1,325,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: House (Res)



10 Botherambo St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$1,320,000

Method: Sold Before Auction

Date: 08/04/2026

Property Type: House (Res)

Land Size: 86 sqm approx

Account - Jellis Craig | P: 03 9864 5000