

## 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

58 MURPHY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,350,000

&

\$2,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,340,000

Property type

House

Suburb

Richmond

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 3 MURPHY STREET RICHMOND VIC 3121   | \$2,400,000 | 15-Mar-25 |
| 10 ELM STREET HAWTHORN VIC 3122     | \$2,452,000 | 16-Nov-24 |
| 65 CHARLES STREET RICHMOND VIC 3121 | \$2,420,000 | 15-Dec-24 |

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 6 months.~~

This Statement of Information was prepared on: 08 May 2025



**3 MURPHY STREET RICHMOND VIC 3121** Sold Price <sup>RS</sup> **\$2,400,000** Sold Date **15-Mar-25**

 4  2  1

Distance **0.29km**



**10 ELM STREET HAWTHORN VIC 3122** Sold Price **\$2,452,000** Sold Date **16-Nov-24**

 3  1  2

Distance **1.02km**



**65 CHARLES STREET RICHMOND VIC 3121** Sold Price **\$2,420,000** Sold Date **15-Dec-24**

 2  2  -

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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