Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	7/21 Somerset Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$450,000 &	\$495,000	
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Median sale price

Median price	\$562,500	Pro	perty Type Ur	it		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025	Sc	urce	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	13/55 Bendigo St RICHMOND 3121	\$515,000	02/04/2025
2	4/4 Barkers Rd HAWTHORN 3122	\$445,500	24/03/2025
3	3/9 Somerset St RICHMOND 3121	\$450,000	03/02/2025

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:	14/05/2025 09:48
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Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** March quarter 2025: \$562,500

Comparable Properties



13/55 Bendigo St RICHMOND 3121 (REI/VG)

Price: \$515,000 Method: Private Sale Date: 02/04/2025

Property Type: Apartment

Agent Comments



4/4 Barkers Rd HAWTHORN 3122 (REI/VG)



Agent Comments

Price: \$445,500 Method: Private Sale Date: 24/03/2025

Property Type: Apartment

3/9 Somerset St RICHMOND 3121 (REI/VG)

Price: \$450,000 Method: Private Sale Date: 03/02/2025

Rooms: 2

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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