

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

7 Grattan Place, Richmond Vic 3121

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

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	8 Charlotte St RICHMOND 3121	\$1,400,000	21/03/2026
2	131 Buckingham St RICHMOND 3121	\$1,580,000	07/02/2026
3	34 George St FITZROY 3065	\$1,550,000	17/12/2025

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:

06/05/2026 10:12



3
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2026: \$1,450,000

Comparable Properties



8 Charlotte St RICHMOND 3121 (REI)

Agent Comments

3
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Price: \$1,400,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 235 sqm approx



131 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,580,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 144 sqm approx



34 George St FITZROY 3065 (REI/VG)

Agent Comments

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 1
 -

Price: \$1,550,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 200 sqm approx

Account - Jellis Craig | P: 03 9428 3333