

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

70 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,435,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2025

to

31/12/2025

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	91 Wellington St CREMORNE 3121	\$1,195,000	03/03/2026
2	72 Gardner St RICHMOND 3121	\$1,210,000	21/11/2025
3	11 Newry St RICHMOND 3121	\$1,150,000	15/11/2025

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:

24/03/2026 13:45



2
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$1,435,000

Comparable Properties



91 Wellington St CREMORNE 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,195,000

Method: Sold Before Auction

Date: 03/03/2026

Property Type: House (Res)



72 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,210,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 214 sqm approx



11 Newry St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,150,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 152 sqm approx