

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

8A Khartoum Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$837,500

Property Type Townhouse

Suburb Richmond

Period - From 26/08/2025

to

25/08/2026

Source Property Data

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	10 Khartoum St RICHMOND 3121	\$1,712,500	08/08/2026
2	7 Bell St RICHMOND 3121	\$1,800,000	29/07/2026
3	67 Type St RICHMOND 3121	\$1,855,000	28/03/2026

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:

26/08/2026 10:15



Property Type: House - Attached
House N.E.C.
Land Size: 131 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median Townhouse Price
26/08/2025 - 25/08/2026: \$837,500

Comparable Properties

10 Khartoum St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,712,500
Method:
Date: 08/08/2026
Property Type: Townhouse (Single)



7 Bell St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 29/07/2026
Property Type: Townhouse (Single)



67 Type St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,855,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 99 sqm approx

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