Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 90 Kent Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,425,500	Pro	Property Type Hou		ouse		Suburb	Richmond	
Period - From	01/01/2025	to	31/03/2025		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	247 Lennox St RICHMOND 3121	\$1,110,000	05/04/2025
2	89 Charles St ABBOTSFORD 3067	\$1,033,000	06/01/2025
3			

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:

20/05/2025 18:27









Property Type: House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2025: \$1,425,500

Comparable Properties

	247 Lennox St RICHMOND 3121 (REI) 3 1 2 Price: \$1,110,000 Method: Private Sale Date: 05/04/2025 Property Type: House (Res)	Agent Comments
Provedored in the second se	89 Charles St ABBOTSFORD 3067 (REI/VG) → 3 → 1 → - Price: \$1,033,000 Method: Private Sale Date: 06/01/2025 Property Type: House Land Size: 245.17 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 9428 3333



Propertydata

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