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<br>Including suburb and postcode | 47 Tudor Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,500,000 & $1,600,000

## 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 | 5 Bennett St RICHMOND 3121 | $1,675,500 | 29/11/2025 |
| 2 | 8 Oconnell St RICHMOND 3121 | $1,600,000 | 25/10/2025 |
| 3 | 44 Leslie St RICHMOND 3121 | $1,520,000 | 20/09/2025 |

**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: 28/01/2026 16:55

# 47 Tudor Street, Richmond Vic 3121

JellisCraig




3 1 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$1,500,000 - $1,600,000
**Median House Price**
Year ending December 2025: $1,435,000

## Comparable Properties



**5 Bennett St RICHMOND 3121 (REI)**

3 1 2

**Price:** $1,675,500
**Method:** Auction Sale
**Date:** 29/11/2025
**Property Type:** House (Res)

Agent Comments



**8 Oconnell St RICHMOND 3121 (REI/VG)**

3 1 2

**Price:** $1,600,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** House (Res)
**Land Size:** 375 sqm approx

Agent Comments



**44 Leslie St RICHMOND 3121 (REI/VG)**

3 1 2

**Price:** $1,520,000
**Method:** Auction Sale
**Date:** 20/09/2025
**Property Type:** House (Res)
**Land Size:** 250 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE | propertydata.com.au

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