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 | 7 Palmer Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,600,000 & $1,700,000

## 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 | 18 Huckerby St CREMORNE 3121 | $1,625,000 | 21/10/2025 |
| 2 | 43 Leslie St RICHMOND 3121 | $1,650,000 | 24/09/2025 |
| 3 | 51 Fraser St RICHMOND 3121 | $1,800,000 | 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: 02/02/2026 16:04

JellisCraig



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,600,000 - $1,700,000
**Median House Price**
Year ending December 2025: $1,435,000

# Comparable Properties



**18 Huckerby St CREMORNE 3121 (REI/VG)**

3 2 2

**Price:** $1,625,000
**Method:** Sold Before Auction
**Date:** 21/10/2025
**Property Type:** House (Res)

Agent Comments



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

3 2 2

**Price:** $1,650,000
**Method:** Private Sale
**Date:** 24/09/2025
**Property Type:** House (Res)
**Land Size:** 191 sqm approx

Agent Comments



**51 Fraser St RICHMOND 3121 (REI/VG)**

3 2 2

**Price:** $1,800,000
**Method:** Auction Sale
**Date:** 20/09/2025
**Property Type:** House (Res)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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