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	5 Hodgson Terrace, Richmond Vic 3121

Indicative selling price

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

Single price $915,000

Median sale price

Median price $1,457,500 Property Type House Suburb Richmond

Period - From 01/10/2024 to 30/09/2025 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	231 Burnley St RICHMOND 3121	$977,500	16/12/2025
2	136 Rupert St COLLINGWOOD 3066	$941,000	06/12/2025
3	83 Park St ABBOTSFORD 3067	$901,000	27/11/2025

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: 02/01/2026 16:38

5 Hodgson Terrace, Richmond Vic 3121



2 1 0

Property Type: House
Land Size: 144 sqm approx

Agent Comments

Indicative Selling Price
$915,000
Median House Price
Year ending September 2025: $1,457,500

Comparable Properties



231 Burnley St RICHMOND 3121 (REI)

2 1 1

Price: $977,500
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 172 sqm approx

Agent Comments



136 Rupert St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $941,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 110 sqm approx

Agent Comments



83 Park St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $901,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 108 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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