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	21 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $585,000 Property Type Unit Suburb Richmond

Period - From 01/10/2025 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	8 Buckingham St RICHMOND 3121	$890,000	20/11/2025
2	3/49 Otter St COLLINGWOOD 3066	$835,000	25/10/2025
3	3/397 Church St RICHMOND 3121	$930,000	22/08/2025

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: 10/02/2026 13:39

21 Kent Street, Richmond Vic 3121

JellisCraig

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au



2 2 1

Property Type: Townhouse (Conjoined)

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
December quarter 2025: $585,000

Comparable Properties

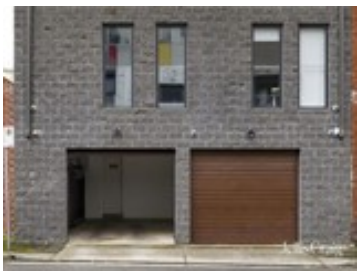


8 Buckingham St RICHMOND 3121 (REI/VG)

2 2 1

Price: $890,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: Townhouse (Res)
Land Size: 111 sqm approx

Agent Comments



3/49 Otter St COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $835,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments



3/397 Church St RICHMOND 3121 (REI/VG)

2 2 1

Price: $930,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: Townhouse (Res)

Agent Comments

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