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	46 Bell Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $1,397,000 Property Type House Suburb Richmond

Period - From 01/04/2026 to 30/06/2026 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	3 Loughnan St RICHMOND 3121	$2,142,000	27/04/2026
2	16 Tanner St RICHMOND 3121	$2,010,000	11/05/2026
3	2 Kelso St CREMORNE 3121	$2,000,000	15/02/2026

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: 28/07/2026 16:54

46 Bell Street, Richmond Vic 3121

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
June quarter 2026: $1,397,000

Comparable Properties



3 Loughnan St RICHMOND 3121 (REI)

3 2 3

Price: $2,142,000
Method: Private Sale
Date: 27/04/2026
Property Type: House (Res)

Agent Comments



16 Tanner St RICHMOND 3121 (REI/VG)

3 3 2

Price: $2,010,000
Method: Private Sale
Date: 11/05/2026
Property Type: House
Land Size: 268 sqm approx

Agent Comments



2 Kelso St CREMORNE 3121 (REI/VG)

4 3 2

Price: $2,000,000
Method: Private Sale
Date: 15/02/2026
Property Type: House (Res)
Land Size: 173 sqm approx

Agent Comments

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