

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 \$2,500,000 & \$2,700,000

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	42 Bell St RICHMOND 3121	\$2,520,000	15/10/2025
2	45 Murphy St RICHMOND 3121	\$2,450,000	29/11/2025
3	9 Miller St RICHMOND 3121	\$2,400,000	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:

02/04/2026 10:16



Property Type: House (Res)

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



42 Bell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$2,520,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: House (Res)

Land Size: 186 sqm approx



45 Murphy St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$2,450,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 193 sqm approx



9 Miller St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 127 sqm approx

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