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 | 5 Dickens Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $1,550,000 Property Type House Suburb Richmond

Period - From 01/04/2025 to 30/06/2025 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 | 31 Palmer St RICHMOND 3121 | $1,165,000 | 05/07/2025 |
| 2 | 21 Montgomery St RICHMOND 3121 | $1,205,000 | 04/04/2025 |
| 3 | 68 Abinger St RICHMOND 3121 | $1,250,000 | 09/08/2025 |

**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: 29/08/2025 18:50

# 5 Dickens Street, Richmond Vic 3121

Ken Griffith
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2 1

**Property Type:** House
**Land Size:** 151 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
June quarter 2025: $1,550,000

## Comparable Properties



### 31 Palmer St RICHMOND 3121 (REI)

2 1 1

**Price:** $1,165,000
**Method:** Auction Sale
**Date:** 05/07/2025
**Property Type:** House (Res)

Agent Comments



### 21 Montgomery St RICHMOND 3121 (REI/VG)

2 1 -

**Price:** $1,205,000
**Method:** Private Sale
**Date:** 04/04/2025
**Property Type:** House
**Land Size:** 138 sqm approx

Agent Comments



### 68 Abinger St RICHMOND 3121 (REI)

2 1 1

**Price:** $1,250,000
**Method:** Auction Sale
**Date:** 09/08/2025
**Property Type:** House (Res)

Agent Comments

Has a car space, but 5 Dickens is renovated



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