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	101/5 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Single price $725,000

Median sale price

Median price $570,000 Property Type Unit 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	10/177 Power St HAWTHORN 3122	$715,000	07/05/2025
2	11/2 Calvin St HAWTHORN 3122	$724,000	19/08/2025
3	6/201 Lennox St RICHMOND 3121	$735,000	23/08/2025

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: 03/09/2025 16:27

101/5 Kennedy Avenue, Richmond Vic 3121



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$725,000
Median Unit Price
June quarter 2025: $570,000

Comparable Properties



10/177 Power St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $715,000
Method: Sold Before Auction
Date: 07/05/2025
Property Type: Apartment

Agent Comments



11/2 Calvin St HAWTHORN 3122 (REI)

2 1 1

Price: $724,000
Method: Sold Before Auction
Date: 19/08/2025
Property Type: Apartment
Land Size: 75 sqm approx

Agent Comments



6/201 Lennox St RICHMOND 3121 (REI)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899

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