

# 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

2/1 Hunter Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,315,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2026

to

31/03/2026

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	390 Highett St RICHMOND 3121	\$1,325,000	06/12/2025
2	2/8 Elm Gr RICHMOND 3121	\$1,350,000	10/12/2025
3	8 Hunter St RICHMOND 3121	\$1,580,000	19/02/2026

**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:

10/04/2026 14:29

2/1 Hunter Street, Richmond Vic 3121



3 2 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,315,000

**Median House Price**

March quarter 2026: \$1,450,000

## Comparable Properties



**390 Highett St RICHMOND 3121 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 84 sqm approx



**2/8 Elm Gr RICHMOND 3121 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 10/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 171 sqm approx



**8 Hunter St RICHMOND 3121 (REI)**

Agent Comments

3 2 1

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 19/02/2026

**Property Type:** Townhouse (Res)

Account - Belle Property Richmond | P: 03 9967 8899



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