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	24 Sherwood Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,395,000 Property Type House Suburb Richmond

Period - From 13/04/2025 to 12/04/2026 Source Property Data

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	91 Wellington St CREMORNE 3121	$1,195,000	03/03/2026
2	11 Bliss St RICHMOND 3121	$1,194,000	18/02/2026
3	41 Chestnut St CREMORNE 3121	$1,170,000	06/12/2025

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: 13/04/2026 16:07

CONSUMER AFFAIRS VICTORIA

24 Sherwood Street, Richmond Vic 3121



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Rooms: 5
Property Type: House
Land Size: 173.209 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
13/04/2025 - 12/04/2026: $1,395,000

Comparable Properties



91 Wellington St CREMORNE 3121 (REI)

2 1 -

Price: $1,195,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: House (Res)

Agent Comments



11 Bliss St RICHMOND 3121 (REI)

2 1 -

Price: $1,194,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)

Agent Comments



41 Chestnut St CREMORNE 3121 (REI/VG)

2 1 -

Price: $1,170,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 155 sqm approx

Agent Comments

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153

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