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	40 Somerset Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,425,000 Property Type House Suburb Richmond

Period - From 01/04/2025 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	70 Somerset St RICHMOND 3121	$1,220,000	18/04/2026
2	48 Lyndhurst St RICHMOND 3121	$1,085,000	14/02/2026
3			

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: 22/04/2026 14:29

40 Somerset Street, Richmond Vic 3121



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending March 2026: $1,425,000

Comparable Properties



70 Somerset St RICHMOND 3121 (REI)

2 1 -

Price: $1,220,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



48 Lyndhurst St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,085,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 122 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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