

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

31 Docker Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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	49 Highett St RICHMOND 3121	\$2,000,000	29/01/2026
2	91 Charles St ABBOTSFORD 3067	\$1,900,000	08/11/2025
3	40 Clifton St RICHMOND 3121	\$1,902,000	25/10/2025

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:

21/04/2026 12:31



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Property Type: House

Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 March quarter 2026: \$1,450,000

Comparable Properties



49 Highett St RICHMOND 3121 (VG)

Agent Comments

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Price: \$2,000,000

Method: Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 460 sqm approx



91 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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  2

Price: \$1,900,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 254 sqm approx



40 Clifton St RICHMOND 3121 (REI/VG)

Agent Comments

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  1

Price: \$1,902,000

Method: Private Sale

Date: 25/10/2025

Property Type: House

Land Size: 175 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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