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	5 Johnson Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,375,000 & $1,500,000

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	21 Hunter St ABBOTSFORD 3067	$1,430,000	09/05/2026
2	31 Bell St RICHMOND 3121	$1,400,000	15/04/2026
3	42 Studley St ABBOTSFORD 3067	$1,485,000	11/04/2026

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: 13/05/2026 14:59

5 Johnson Street, Richmond Vic 3121

Nelson Alexander



3 1 1

Property Type: House
Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price
$1,375,000 - $1,500,000
Median House Price
March quarter 2026: $1,450,000

Comparable Properties



21 Hunter St ABBOTSFORD 3067 (REI)

3 1 -

Price: $1,430,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 159 sqm approx

Agent Comments



31 Bell St RICHMOND 3121 (REI)

3 1 1

Price: $1,400,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 224 sqm approx

Agent Comments



42 Studley St ABBOTSFORD 3067 (REI)

3 1 1

Price: $1,485,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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