

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Richmond

Period - From 01/01/2025 to 31/12/2025 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	41-43 Raphael St ABBOTSFORD 3067	\$1,485,000	03/02/2026
2	85 Bendigo St RICHMOND 3121	\$1,450,000	13/01/2026
3	44 Leslie St RICHMOND 3121	\$1,520,000	20/09/2025

**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:

21/02/2026 08:29



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 275 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending December 2025: \$1,435,000

## Comparable Properties



**41-43 Raphael St ABBOTSFORD 3067 (REI)**

**Agent Comments**



**Price:** \$1,485,000  
**Method:** Sold Before Auction  
**Date:** 03/02/2026  
**Property Type:** House (Res)  
**Land Size:** 217 sqm approx



**85 Bendigo St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 13/01/2026  
**Property Type:** House (Res)  
**Land Size:** 281 sqm approx



**44 Leslie St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx

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



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