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	13 The Crofts, Richmond Vic 3121

Indicative selling price

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

Range between $2,450,000 & $2,650,000

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	109 Richmond Tce RICHMOND 3121	$2,500,000	10/04/2026
2	84 Lyndhurst St RICHMOND 3121	$2,500,000	21/03/2026
3	5 Somerset St RICHMOND 3121	$2,462,500	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: 22/05/2026 09:25

13 The Crofts, Richmond Vic 3121



4 3 0

Property Type: House
Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000 - $2,650,000
Median House Price
March quarter 2026: $1,450,000

Comparable Properties



109 Richmond Tce RICHMOND 3121 (REI/VG)

4 1 2

Price: $2,500,000
Method: Private Sale
Date: 10/04/2026
Property Type: House
Land Size: 320 sqm approx

Agent Comments



84 Lyndhurst St RICHMOND 3121 (REI/VG)

4 2 1

Price: $2,500,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 388 sqm approx

Agent Comments



5 Somerset St RICHMOND 3121 (REI/VG)

3 3 1

Price: $2,462,500
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 155 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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