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	1/408 Victoria Street, Richmond Vic 3121

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $793,500 Property Type Townhouse Suburb Richmond

Period - From 07/09/2025 to 06/09/2026 Source Property Data

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 Baker St RICHMOND 3121	$755,888	25/06/2026
2	14/14 Burnley St RICHMOND 3121	$785,000	01/04/2026
3	73/80 Trenerry Cr ABBOTSFORD 3067	$800,000	07/08/2026

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: 07/09/2026 14:19

1/408 Victoria Street, Richmond Vic 3121

JellisCraig



2 1 1

Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median Townhouse Price
07/09/2025 - 06/09/2026: $793,500

Comparable Properties



49 Baker St RICHMOND 3121 (REI/VG)

3 1 2

Price: $755,888
Method: Private Sale
Date: 25/06/2026
Property Type: Townhouse (Res)

Agent Comments



14/14 Burnley St RICHMOND 3121 (REI/VG)

2 2 2

Price: $785,000
Method: Private Sale
Date: 01/04/2026
Property Type: Townhouse (Single)

Agent Comments



73/80 Trenerry Cr ABBOTSFORD 3067 (REI)

2 2 2

Price: $800,000
Method: Private Sale
Date: 07/08/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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