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	13/4 Little Buckingham Street, Richmond Vic 3121

Indicative selling price

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

Range between $830,000 & $850,000

Median sale price

Median price $825,000 Property Type Townhouse Suburb Richmond

Period - From 17/10/2023 to 16/10/2024 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	2/94 Buckingham St RICHMOND 3121	$855,000	08/08/2024
2	9/17 Kent St RICHMOND 3121	$840,000	18/06/2024
3	2/165 Lennox St RICHMOND 3121	$875,000	30/04/2024

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: 17/10/2024 09:50

13/4 Little Buckingham Street, Richmond Vic 3121



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$830,000 - $850,000
Median Townhouse Price
17/10/2023 - 16/10/2024: $825,000

Comparable Properties



2/94 Buckingham St RICHMOND 3121 (REI)

2 1 1

Price: $855,000
Method: Sold Before Auction
Date: 08/08/2024
Property Type: Townhouse (Res)

Agent Comments



9/17 Kent St RICHMOND 3121 (REI/VG)

2 2 1

Price: $840,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: Townhouse (Res)

Agent Comments



2/165 Lennox St RICHMOND 3121 (REI)

2 2 1

Price: $875,000
Method: Private Sale
Date: 30/04/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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