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	22 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,455,500 Property Type House Suburb Richmond

Period - From 01/01/2024 to 31/12/2024 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	2/28 Abinger St RICHMOND 3121	$1,560,000	26/03/2025
2	3/20 Tyson St RICHMOND 3121	$1,640,000	23/11/2024
3	3 Bolger Pl RICHMOND 3121	$1,600,000	16/11/2024

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: 27/03/2025 12:43

22 Kennedy Avenue, Richmond Vic 3121

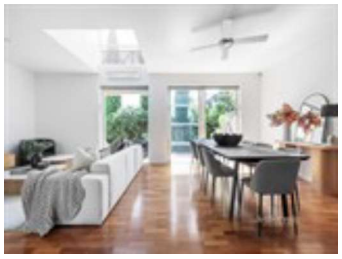


3 2 2

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
Year ending December 2024: $1,455,500

Comparable Properties



2/28 Abinger St RICHMOND 3121 (REI)

3 2 2

Price: $1,560,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Townhouse (Single)

Agent Comments



3/20 Tyson St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,640,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)
Land Size: 91 sqm approx

Agent Comments



3 Bolger Pl RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,600,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 179 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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