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	25 Erin Street, Richmond Vic 3121

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $1,456,000 Property Type House Suburb Richmond

Period - From 01/07/2024 to 30/09/2024 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	123 Richmond Tce RICHMOND 3121	$3,375,000	30/11/2024
2	1 Brougham St RICHMOND 3121	$3,250,000	05/10/2024
3	45 Hotham St EAST MELBOURNE 3002	$3,550,000	13/09/2024

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: 17/01/2025 10:44

25 Erin Street, Richmond Vic 3121



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Property Type: House (Previously Occupied - Detached)
Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
September quarter 2024: $1,456,000

Comparable Properties



123 Richmond Tce RICHMOND 3121 (REI)

3 2 1

Price: $3,375,000
Method: Sold Before Auction
Date: 30/11/2024
Property Type: House (Res)
Land Size: 235 sqm approx

Agent Comments



1 Brougham St RICHMOND 3121 (REI/VG)

3 3 4

Price: $3,250,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 323 sqm approx

Agent Comments



45 Hotham St EAST MELBOURNE 3002 (REI/VG)

3 2 2

Price: $3,550,000
Method: Private Sale
Date: 13/09/2024
Property Type: House (Res)
Land Size: 263 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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