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	167 Brighton Street, Richmond Vic 3121

Indicative selling price

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

Single price: $3,950,000

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	39 Millswyn St SOUTH YARRA 3141	$3,880,000	19/01/2025
2	30 Rowena Pde RICHMOND 3121	$4,600,000	07/12/2024
3			

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: 26/03/2025 09:09

167 Brighton Street, Richmond Vic 3121



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$3,950,000
Median House Price
Year ending December 2024: $1,455,500

Comparable Properties



39 Millswyn St SOUTH YARRA 3141 (REI)

3 2 2

Price: $3,880,000
Method: Private Sale
Date: 19/01/2025
Property Type: House

Agent Comments



30 Rowena Pde RICHMOND 3121 (REI/VG)

4 2 2

Price: $4,600,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 202 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9864 5000

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