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	5a Little Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between $485,000 & $530,000

Median sale price

Median price $562,500 Property Type Unit Suburb Richmond

Period - From 01/01/2025 to 31/03/2025 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	4/1 Turner St ABBOTSFORD 3067	$545,000	06/03/2025
2	211/71 Canterbury St RICHMOND 3121	$540,000	18/01/2025
3	202/10 Bromham Pl RICHMOND 3121	$510,000	21/11/2024

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: 11/04/2025 13:43

5a Little Kent Street, Richmond Vic 3121



Property Type:
Agent Comments

Indicative Selling Price
$485,000 - $530,000
Median Unit Price
March quarter 2025: $562,500

Comparable Properties



4/1 Turner St ABBOTSFORD 3067 (REI)

2 | 2 | 1

Price: $545,000
Method: Private Sale
Date: 06/03/2025
Property Type: Apartment

Agent Comments



211/71 Canterbury St RICHMOND 3121 (REI/VG)

2 | 2 | 1

Price: $540,000
Method: Private Sale
Date: 18/01/2025
Property Type: Apartment

Agent Comments



202/10 Bromham Pl RICHMOND 3121 (REI/VG)

2 | 1 | 1

Price: $510,000
Method: Private Sale
Date: 21/11/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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