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	42 Butler Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $1,425,500 Property Type House 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	9 Blazey St RICHMOND 3121	$1,380,000	17/05/2025
2	102 Park St ABBOTSFORD 3067	$1,310,000	15/03/2025
3	7 Kenny St RICHMOND 3121	$1,230,000	01/03/2025

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: 11/06/2025 14:13

42 Butler Street, Richmond Vic 3121



3

Property Type: House (Previously Occupied - Detached)
Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000
Median House Price
March quarter 2025: $1,425,500

Comparable Properties

9 Blazey St RICHMOND 3121 (REI)

3 | 1 | 3

Price: $1,380,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)

Agent Comments



102 Park St ABBOTSFORD 3067 (REI/VG)

3 | 1 | 1

Price: $1,310,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



7 Kenny St RICHMOND 3121 (REI/VG)

3 | 1 | 1

Price: $1,230,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 128 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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