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	6 Berry Street, Richmond Vic 3121

Indicative selling price

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

Single price $950,000

Median sale price

Median price	$1,550,000	Property Type	House	Suburb	Richmond
Period - From	01/04/2025	to	30/06/2025	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	61 York St RICHMOND 3121	$855,000	07/07/2025
2	173 Brighton St RICHMOND 3121	$900,000	09/05/2025
3	151 Yarra St ABBOTSFORD 3067	$919,000	15/03/2025

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: 30/08/2025 14:29

6 Berry Street, Richmond Vic 3121



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$950,000
Median House Price
June quarter 2025: $1,550,000

Comparable Properties



61 York St RICHMOND 3121 (REI/VG)

2 1 -

Price: $855,000
Method: Private Sale
Date: 07/07/2025
Property Type: House (Res)
Land Size: 196 sqm approx

Agent Comments

173 Brighton St RICHMOND 3121 (VG)

2 - -

Price: $900,000
Method: Sale
Date: 09/05/2025
Property Type: House (Res)
Land Size: 184 sqm approx

Agent Comments



151 Yarra St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $919,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 133 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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