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	9 Gipps Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,382,500 Property Type House Suburb Richmond

Period - From 01/07/2025 to 30/09/2025 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	99 Duke St RICHMOND 3121	$1,400,000	20/09/2025
2	31 Cutter St RICHMOND 3121	$1,400,000	14/06/2025
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: 09/12/2025 10:18

9 Gipps Street, Richmond Vic 3121



3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
September quarter 2025: $1,382,500

Comparable Properties



99 Duke St RICHMOND 3121 (REI/VG)

3 1 -

Price: $1,400,000
Method: Sold Before Auction
Date: 20/09/2025
Property Type: House (Res)
Land Size: 121 sqm approx

Agent Comments



31 Cutter St RICHMOND 3121 (REI/VG)

3 2 -

Price: $1,400,000
Method: Private Sale
Date: 14/06/2025
Property Type: House
Land Size: 107 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 - BigginScott | P: 03 9426 4000

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