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<br>Including suburb and postcode | 4 Little Kent Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,300,000 & $1,430,000

## Median sale price

Median price $1,330,000 Property Type House Suburb Richmond

Period - From 01/10/2025 to 31/12/2025 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 Gipps St RICHMOND 3121 | $1,380,000 | 12/12/2025 |
| 2 | 390 Highett St RICHMOND 3121 | $1,325,000 | 06/12/2025 |
| 3 | 59a Somerset St RICHMOND 3121 | $1,300,000 | 17/10/2025 |

**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: 14/01/2026 16:06

# 4 Little Kent Street, Richmond Vic 3121




3 2 2

**Property Type:** Townhouse (Single)
**Land Size:** 0 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,430,000
**Median House Price**
December quarter 2025: $1,330,000

## Comparable Properties



**9 Gipps St RICHMOND 3121 (REI)**

3 2 -

**Price:** $1,380,000
**Method:** Private Sale
**Date:** 12/12/2025
**Property Type:** Townhouse (Single)

Agent Comments



**390 Highett St RICHMOND 3121 (REI)**

3 2 1

**Price:** $1,325,000
**Method:** Auction Sale
**Date:** 06/12/2025
**Property Type:** Townhouse (Single)

Agent Comments



**59a Somerset St RICHMOND 3121 (REI/VG)**

3 2 -

**Price:** $1,300,000
**Method:** Private Sale
**Date:** 17/10/2025
**Property Type:** Townhouse (Single)
**Land Size:** 123 sqm approx

Agent Comments

**Account** - RT Edgar Boroondara | P: 88882000

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