

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

51 Farmer Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Richmond

Period - From

01/10/2024

to

31/12/2024

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	49 Bendigo St RICHMOND 3121	\$1,135,000	21/09/2024
2	22/96 Gwynne St CREMORNE 3121	\$1,150,000	20/07/2024
3	1/20 Leslie St RICHMOND 3121	\$1,160,000	09/10/2024

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:

17/01/2025 17:25

51 Farmer Street, Richmond Vic 3121

Ken Griffith
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 3  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,195,000

Median House Price

December quarter 2024: \$1,380,000

Comparable Properties



49 Bendigo St RICHMOND 3121 (VG)

Agent Comments

 3  -  -

Price: \$1,135,000

Method: Sale

Date: 21/09/2024

Property Type: Townhouse (Conjoined)



22/96 Gwynne St CREMORNE 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,150,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Townhouse (Res)



1/20 Leslie St RICHMOND 3121 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,160,000

Method: Sold Before Auction

Date: 09/10/2024

Property Type: Townhouse (Res)

Account - Belle Property Richmond | P: 03 9967 8899



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