

# 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 7 Hodgson Terrace, Richmond

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,400,000 Property type House Suburb Richmond

Period - From 01/10/2024 to 30/12/2024 Source REIV

### Comparable property sales

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
83 Brighton Street, Richmond	\$1,100,000	29/10/2024
173 Mary Street, Richmond	\$1,265,500	19/10/2024
41 Egan Street, Richmond	\$1,220,000	24/09/2024

This Statement of Information was prepared on: 03 February 2025