## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,125,000

# Property offered for sale

Address	18 Hodgson Terrace, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

	Range between	\$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$1,462,000	Pro	perty Type	House		Suburb	Richmond
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

8 Francis St RICHMOND 3121

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.

Add	dress of comparable property	Price	Date of sale
1	124 Coppin St RICHMOND 3121	\$1,007,000	05/07/2025
2	7 Hodgson Tce RICHMOND 3121	\$1,110,000	03/05/2025
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#### 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:	18/08/2025 13:01



19/02/2025









Property Type: House (Previously

Occupied - Detached) Land Size: 153 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$950,000 - \$1,045,000 **Median House Price** 

Year ending June 2025: \$1,462,000

# Comparable Properties



124 Coppin St RICHMOND 3121 (REI)







Price: \$1,007,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 150 sqm approx

**Agent Comments** 



7 Hodgson Tce RICHMOND 3121 (REI/VG)







Agent Comments

Price: \$1,110,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res) Land Size: 103 sqm approx





8 Francis St RICHMOND 3121 (REI/VG)

Price: \$1,125,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: House (Res) Land Size: 130 sqm approx **Agent Comments** 

Account - Roger Davis Wheelers Hill | P: 03 95605000





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