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	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 \$1,000,000	&	\$1,100,000
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Median sale price

Median price \$1,462,000	Pro	operty Type Hou	ıse		Suburb	Richmond
Period - From 01/07/2024	to	30/06/2025	So	urce	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

1	7 Hodgson Tce RICHMOND 3121	\$1,110,000	03/05/2025
2	247 Lennox St RICHMOND 3121	\$1,110,000	05/04/2025
3	13 Fordham Ct RICHMOND 3121	\$1,115,000	05/04/2025

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:	18/09/2025 15:49
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Date of sale





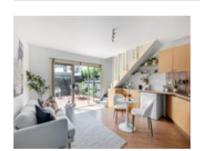


Property Type: House Land Size: 153 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** Year ending June 2025: \$1,462,000

Comparable Properties



7 Hodgson Tce RICHMOND 3121 (REI/VG)

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

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

Agent Comments



247 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

Price: \$1,110,000 Method: Private Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 190 sqm approx

13 Fordham Ct RICHMOND 3121 (REI/VG)

Price: \$1,115,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 211 sqm approx **Agent Comments**

Account - Roger Davis Wheelers Hill | P: 03 95605000





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