

## 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

21 NEWRY STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Richmond

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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 6 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 31 CUTTER STREET RICHMOND VIC 3121     | \$1,400,000 | 14-Jun-25 |
| 23 CUTTER STREET RICHMOND VIC 3121     | \$1,286,000 | 05-Mar-26 |
| 10 BOTHERAMBO STREET RICHMOND VIC 3121 | \$1,320,000 | 08-Apr-26 |

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 6 months.~~

This Statement of Information was prepared on: 17 August 2026



**31 CUTTER STREET RICHMOND VIC 3121** Sold Price **\$1,400,000** Sold Date **14-Jun-25**

 3  2  1

Distance **0.19km**



**23 CUTTER STREET RICHMOND VIC 3121** Sold Price **\$1,286,000** Sold Date **05-Mar-26**

 2  1  1

Distance **0.19km**



**10 BOTHERAMBO STREET RICHMOND VIC 3121** Sold Price **\$1,320,000** Sold Date **08-Apr-26**

 2  2  1

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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