Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,500,000

Property offered for sale

Address	3 Egan Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,457,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/10/2024	to	30/09/2025		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.

Add	ress of comparable property	Price	Date of sale	
1	12 Waltham PI RICHMOND 3121	\$1,515,000	09/10/2025	
2	231 Brunswick St FITZROY 3065	\$1,600,000	04/09/2025	

OR

3

395 Punt Rd CREMORNE 3121

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:	12/11/2025 15:55



04/09/2025







Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending September 2025: \$1,457,500

Comparable Properties



12 Waltham PI RICHMOND 3121 (REI)

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Agent Comments

Price: \$1,515,000 Method: Private Sale Date: 09/10/2025 Property Type: House



231 Brunswick St FITZROY 3065 (REI)

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00,000

Price: \$1,600,000 Method: Private Sale Date: 04/09/2025 Property Type: Unit **Agent Comments**



395 Punt Rd CREMORNE 3121 (REI)

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Agent Comments

Price: \$1,500,000 Method: Private Sale Date: 04/09/2025 Property Type: House Land Size: 316 sqm approx

Account - RT Edgar Boroondara | P: 88882000



