

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

35 Glass Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$2,035,000

Median sale price

Median price

\$1,457,500

Property 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.

	Address of comparable property	Price	Date of sale
1	11 Benson St RICHMOND 3121	\$2,100,000	08/08/2025
2	189 Coppin St RICHMOND 3121	\$2,155,000	07/06/2025
3	12 Leslie St RICHMOND 3121	\$1,900,000	26/05/2025

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:

27/10/2025 10:40

35 Glass Street, Richmond Vic 3121



3 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,035,000
Median House Price
Year ending September 2025: \$1,457,500

Comparable Properties



11 Benson St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$2,100,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 184 sqm approx



189 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$2,155,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 250 sqm approx



12 Leslie St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 2

Price: \$1,900,000
Method: Sold Before Auction
Date: 26/05/2025
Property Type: House (Res)
Land Size: 297 sqm approx

Account - RT Edgar Richmond



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