

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

4/26 ROTHERWOOD STREET RICHMOND VIC 3121

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2024

to

31 Oct 2025

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

10/108 MARY STREET RICHMOND VIC 3121

\$570,000

03-Nov-25

5/15 SOMERSET STREET RICHMOND VIC 3121

\$575,000

09-Oct-25

1/97-101 HUNTER STREET RICHMOND VIC 3121

\$540,000

26-Jun-25

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: 21 November 2025



**10/108 MARY STREET RICHMOND
VIC 3121**

2 1 1

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **03-Nov-25**

Distance **0.93km**



**5/15 SOMERSET STREET
RICHMOND VIC 3121**

2 1 1

Sold Price ^{RS} **\$575,000** Sold Date **09-Oct-25**

Distance **0.95km**



**1/97-101 HUNTER STREET
RICHMOND VIC 3121**

2 1 1

Sold Price **\$540,000** Sold Date **26-Jun-25**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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