

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

42 Laity Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Richmond

Period - From

28/10/2024

to

27/10/2025

Source

Property Data

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	34 Bendigo St RICHMOND 3121	\$1,980,000	05/10/2025
2	60 Lambert St RICHMOND 3121	\$1,820,000	21/07/2025
3	187 Burnley St RICHMOND 3121	\$1,871,500	16/05/2025

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:

28/10/2025 08:37



Dion Besser

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Indicative Selling Price

\$1,750,000

Median House Price

28/10/2024 - 27/10/2025: \$1,405,000



Property Type:

Agent Comments

Comparable Properties



34 Bendigo St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,980,000

Method: Private Sale

Date: 05/10/2025

Property Type: Townhouse (Single)



60 Lambert St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,820,000

Method: Sale

Date: 21/07/2025

Property Type: Townhouse (Conjoined)



187 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,871,500

Method: Sold Before Auction

Date: 16/05/2025

Property Type: Townhouse (Single)

Land Size: 189 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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