Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 85 Coppin Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$1,425,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	36 Evansdale Rd HAWTHORN 3122	\$1,800,000	26/02/2025
2	1 Gough PI CREMORNE 3121	\$1,860,000	25/02/2025
3	124 Buckingham St RICHMOND 3121	\$1,900,000	30/11/2024

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:

07/05/2025 14:18







Property Type: House (Res) Agent Comments Daniel Atsis 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

> Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2025: \$1,425,500

Comparable Properties



36 Evansdale Rd HAWTHORN 3122 (REI)



Price: \$1,800,000 Method: Auction Sale Date: 26/02/2025 Property Type: House (Res)

1 Gough PI CREMORNE 3121 (REI/VG)



Price: \$1,860,000 Method: Sold Before Auction Date: 25/02/2025 Property Type: House (Res) Land Size: 109 sqm approx



124 Buckingham St RICHMOND 3121 (REI/VG)

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Agent Comments

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Agent Comments

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Price: \$1,900,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 238 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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