

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

63 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,397,000 Property Type House Suburb Richmond

Period - From 01/04/2026 to 30/06/2026 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	36 Bunting St RICHMOND 3121	\$850,000	30/05/2026
2	49 Egan St RICHMOND 3121	\$835,000	24/04/2026
3	7 Duke St RICHMOND 3121	\$755,000	01/04/2026

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:

26/08/2026 09:32



Property Type: House (Previously Occupied - Detached)

Land Size: 119 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

June quarter 2026: \$1,397,000

Comparable Properties



36 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 107 sqm approx



49 Egan St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 24/04/2026

Property Type: House (Res)

Land Size: 175 sqm approx



7 Duke St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$755,000

Method: Expression of Interest

Date: 01/04/2026

Property Type: House (Res)

Land Size: 96 sqm approx

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899