

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

16 Boyd Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Richmond

Period - From

01/10/2025

to

31/12/2025

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	39 Kent St RICHMOND 3121	\$1,007,000	14/03/2026
2	38 Green St CREMORNE 3121	\$1,050,000	14/03/2026
3	48 Lyndhurst St RICHMOND 3121	\$1,085,000	14/02/2026

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:

17/03/2026 08:59



2
 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

December quarter 2025: \$1,330,000

Comparable Properties



39 Kent St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,007,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)



38 Green St CREMORNE 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,050,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)



48 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,085,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000