

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

1a Tudor Street, Richmond Vic 3121

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

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	27 Yorkshire St RICHMOND 3121	\$1,040,000	20/05/2026
2	89 Barkers Rd KEW 3101	\$1,002,000	16/05/2026
3	13 Moore St RICHMOND 3121	\$1,040,000	02/05/2026

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:

06/07/2026 16:25



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Property Type: House (Res)

James Fitzpatrick

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2026: \$1,397,000

Comparable Properties



27 Yorkshire St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,040,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: House (Res)

Land Size: 111 sqm approx



89 Barkers Rd KEW 3101 (REI)

Agent Comments

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Price: \$1,002,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



13 Moore St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$1,040,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 127 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511