

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

66 Appleton Street, Richmond Vic 3121

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$1,330,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Richmond"/>
Period - From	<input type="text" value="01/10/2025"/>	to	<input type="text" value="31/12/2025"/>	Source	<input type="text" value="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	11 Newry St RICHMOND 3121	\$1,150,000	15/11/2025
2	143 Burnley St RICHMOND 3121	\$1,175,000	08/09/2025
3	43 Gardner St RICHMOND 3121	\$1,190,000	06/09/2025

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:

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Indicative Selling Price

\$1,000,000 - \$1,085,000

Median House Price

December quarter 2025: \$1,330,000



2



1



Rooms: 4

Property Type: House

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



11 Newry St RICHMOND 3121 (REI/VG)



2



1



-

Price: \$1,150,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 152 sqm approx

Agent Comments



143 Burnley St RICHMOND 3121 (VG)



2



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Price: \$1,175,000

Method: Sale

Date: 08/09/2025

Property Type: House - Attached House N.E.C.

Land Size: 155 sqm approx

Agent Comments



43 Gardner St RICHMOND 3121 (REI/VG)



2



1



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Price: \$1,190,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House

Land Size: 134 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100