

# 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

36 Bunting Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,425,000 Property Type House Suburb Richmond

Period - From 01/04/2025 to 31/03/2026 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 | 180 Brighton St RICHMOND 3121  | \$921,000 | 09/05/2026   |
| 2 | 49 Egan St RICHMOND 3121       | \$835,000 | 24/04/2026   |
| 3 | 7/100 Dover St CREMORNE 3121   | \$846,000 | 24/03/2026   |

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:

19/05/2026 12:05



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

Year ending March 2026: \$1,425,000

## Comparable Properties



**180 Brighton St RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$921,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)



**49 Egan St RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$835,000

**Method:** Private Sale

**Date:** 24/04/2026

**Property Type:** House (Res)

**Land Size:** 175 sqm approx



**7/100 Dover St CREMORNE 3121 (REI)**

Agent Comments

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**Price:** \$846,000

**Method:** Private Sale

**Date:** 24/03/2026

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000