

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 17 Boyd Street, Richmond Vic 3121
Including suburb and postcode

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price	\$1,435,000	Property Type	House	Suburb	Richmond
Period - From	01/01/2025	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	14 Brougham St RICHMOND 3121	\$3,200,000	28/11/2025
2	41 Lyndhurst St RICHMOND 3121	\$2,700,000	23/09/2025
3	4 Webb La EAST MELBOURNE 3002	\$2,950,000	15/09/2025

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:

03/02/2026 14:31



Property Type: House

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

Year ending December 2025: \$1,435,000

Comparable Properties



14 Brougham St RICHMOND 3121 (REI)



Price: \$3,200,000

Method: Auction Sale

Date: 28/11/2025

Property Type: House (Res)

Agent Comments



41 Lyndhurst St RICHMOND 3121 (REI/VG)



Price: \$2,700,000

Method: Private Sale

Date: 23/09/2025

Property Type: House (Res)

Land Size: 109 sqm approx

Agent Comments



4 Webb La EAST MELBOURNE 3002 (REI/VG)



Price: \$2,950,000

Method: Private Sale

Date: 15/09/2025

Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000