

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
2A Dando Street, Richmond Vic 3121

Indicative selling price

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

Single price \$2,490,000

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 45 Murphy St RICHMOND 3121	\$2,450,000	29/11/2025
2 42 Bell St RICHMOND 3121	\$2,520,000	15/10/2025
3 22 Chestnut St CREMORNE 3121	\$2,500,000	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:

20/01/2026 15:01



3



2



1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,490,000

Median House Price

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

Comparable Properties

**45 Murphy St RICHMOND 3121 (REI)**

3



2



1

Price: \$2,450,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)

Agent Comments

**42 Bell St RICHMOND 3121 (REI/VG)**

3



2



1

Price: \$2,520,000**Method:** Sold Before Auction**Date:** 15/10/2025**Property Type:** House (Res)**Land Size:** 186 sqm approx

Agent Comments

**22 Chestnut St CREMORNE 3121 (REI)**

3



2



1

Price: \$2,500,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000