

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 45 Buckingham Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Richmond

Period - From 01/04/2025 to 30/06/2025 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 | 13 Fordham Ct RICHMOND 3121 | \$1,115,000 | 05/04/2025 |
| 2 | 24 Johnson St RICHMOND 3121 | \$1,130,000 | 25/04/2025 |
| 3 | 31 Palmer St RICHMOND 3121 | \$1,165,000 | 05/07/2025 |

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: 12/08/2025 12:59



Property Type:

Agent Comments

Comparable Properties



13 Fordham Ct RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 211 sqm approx



24 Johnson St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,130,000

Method: Sold Before Auction

Date: 25/04/2025

Property Type: House



31 Palmer St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,165,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614