

# 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 5/81 Abinger 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 \$1,200,000 & \$1,250,000

### Median sale price

Median price \$1,330,000 Property Type House Suburb Richmond

Period - From 01/10/2025 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	1/376 Highett St RICHMOND 3121	\$1,160,000	17/11/2025
2	3/80 Cutter St RICHMOND 3121	\$1,155,000	01/10/2025
3	24 Wertheim St RICHMOND 3121	\$1,200,000	09/09/2025

**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: 26/02/2026 09:07



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,250,000  
**Median House Price**  
December quarter 2025: \$1,330,000

## Comparable Properties



**1/376 Highett St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,160,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 264 sqm approx



**3/80 Cutter St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,155,000  
**Method:** Sold Before Auction  
**Date:** 01/10/2025  
**Property Type:** Townhouse (Res)



**24 Wertheim St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 09/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 83 sqm approx

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