

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

17 Bennett Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,150,000

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 | 49 Duke St RICHMOND 3121 | \$1,150,000 | 13/09/2025 |
| 2 | 11 Newry St RICHMOND 3121 | \$1,150,000 | 15/11/2025 |
| 3 | 41 Glass St RICHMOND 3121 | \$1,160,000 | 08/12/2025 |

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:

28/02/2026 17:02

17 Bennett Street, Richmond Vic 3121

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 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
December quarter 2025: \$1,330,000

Comparable Properties



49 Duke St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,150,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 174 sqm approx



11 Newry St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,150,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 152 sqm approx



41 Glass St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,160,000
Method: Sold Before Auction
Date: 08/12/2025
Property Type: House (Res)
Land Size: 135 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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