

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

3 Egan Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,575,000

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.

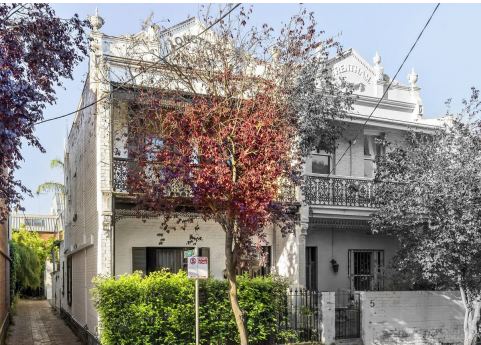
	Address of comparable property	Price	Date of sale
1	25 Gore St FITZROY 3065	\$1,525,000	13/12/2025
2	106 Hotham St COLLINGWOOD 3066	\$1,530,000	02/12/2025
3	2 Sutton Gr RICHMOND 3121	\$1,535,000	13/11/2025

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:

01/03/2026 10:03



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Rooms: 6
Property Type: House
Land Size: 124 sqm approx
Agent Comments

Indicative Selling Price
\$1,575,000
Median House Price
Year ending December 2025: \$1,435,000

Comparable Properties



25 Gore St FITZROY 3065 (REI)

Agent Comments

3 1 -

Price: \$1,525,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)



106 Hotham St COLLINGWOOD 3066 (REI/VG)

Agent Comments

3 2 1

Price: \$1,530,000
Method: Private Sale
Date: 02/12/2025
Property Type: House
Land Size: 154 sqm approx



2 Sutton Gr RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$1,535,000
Method: Auction Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 152 sqm approx

Account - RT Edgar Boroondara | P: 88882000