

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

13 Bell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	4 Little Kent St RICHMOND 3121	\$1,601,000	14/02/2026
2	7 Palmer St RICHMOND 3121	\$1,760,000	13/02/2026
3	43 Leslie St RICHMOND 3121	\$1,650,000	24/09/2025

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:

17/03/2026 14:40



3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 160 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2025: \$1,330,000

Comparable Properties



4 Little Kent St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,601,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 105 sqm approx



7 Palmer St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,760,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: Townhouse (Res)



43 Leslie St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 191 sqm approx

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