

# 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

91/4 Tullo Place, 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 \$850,000 & \$890,000

### Median sale price

Median price \$595,000 Property Type Unit 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	6/12 Rochester St KEW 3101	\$841,000	11/12/2025
2	3/2 Kipling St CREMORNE 3121	\$850,000	08/12/2025
3	42B/8 Wellington Cr EAST MELBOURNE 3002	\$900,000	05/12/2025

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:

16/02/2026 11:44



**Property Type:**  
Divorce/Estate/Family Transfers  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$890,000  
**Median Unit Price**  
Year ending December 2025: \$595,000

## Comparable Properties



**6/12 Rochester St KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$841,000  
**Method:** Auction Sale  
**Date:** 11/12/2025  
**Property Type:** Apartment



**3/2 Kipling St CREMORNE 3121 (REI/VG)**

**Agent Comments**



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** Apartment



**42B/8 Wellington Cr EAST MELBOURNE 3002 (REI/VG)**

**Agent Comments**



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Apartment

**Account - BigginScott | P: 03 9426 4000**