

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

79 Kent Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

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	3 Murray St RICHMOND 3121	\$1,900,000	15/08/2025
2	119 Brighton St RICHMOND 3121	\$1,912,000	31/10/2025
3	15 Hosie St RICHMOND 3121	\$2,005,000	07/02/2026

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:

10/02/2026 15:00

79 Kent Street, Richmond Vic 3121

Ken Griffith
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 3  2  2

Property Type: House (Res)
Land Size: 228 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
December quarter 2025: \$1,330,000

Comparable Properties



3 Murray St RICHMOND 3121 (REI/VG)

 3  2  -

Price: \$1,900,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 151 sqm approx

Agent Comments

Kent St has more land and 2 car spaces



119 Brighton St RICHMOND 3121 (REI/VG)

 3  2  1

Price: \$1,912,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: House (Res)
Land Size: 138 sqm approx

Agent Comments

Kent Street has more land and more off street parking



15 Hosie St RICHMOND 3121 (REI)

 3  2  -

Price: \$2,005,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 214 sqm approx

Agent Comments

Hosie St has a superior renovation and no off street parking

Account - Belle Property Richmond | P: 03 9967 8899



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