

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

48 Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,000,000

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	149 Lord St RICHMOND 3121	\$1,027,000	18/02/2026
2	122 Perry St COLLINGWOOD 3066	\$1,050,000	29/10/2025
3	32 Raphael St ABBOTSFORD 3067	\$1,070,000	15/10/2025

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:

22/02/2026 16:11

Sebastian Scanlon
03 9810 5000
0437 473 755

SebastianScanlon@jelliscraig.com.au

Indicative Selling Price
\$1,000,000

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



 3  1  0

Property Type: House
Land Size: 268 sqm approx
Agent Comments

Comparable Properties



149 Lord St RICHMOND 3121 (REI)

[Agent Comments](#)

 2  1  -

Price: \$1,027,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 232 sqm approx



122 Perry St COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,050,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 230 sqm approx



32 Raphael St ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,070,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 210 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511