

# 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 Newry Street, 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 \$1,000,000 & \$1,050,000

### 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 | 25 Brighton St RICHMOND 3121   | \$1,130,000 | 15/11/2025   |
| 3 | 11 Newry St RICHMOND 3121      | \$1,150,000 | 15/11/2025   |

**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:

04/03/2026 14:26

13 Newry Street, Richmond Vic 3121



 2  1  0

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,050,000

**Median House Price**

Year ending December 2025: \$1,435,000

## 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



**25 Brighton St RICHMOND 3121 (REI/VG)**

Agent Comments

 2  1  -

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 161 sqm approx



**11 Newry St RICHMOND 3121 (REI/VG)**

Agent Comments

 2  1  -

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 152 sqm approx

Account - RT Edgar Richmond



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