

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

17 Gipps Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	38 Abinger St RICHMOND 3121	\$1,220,000	11/10/2025
2	5 Dickens St RICHMOND 3121	\$1,272,000	20/09/2025
3	68 Bunting St RICHMOND 3121	\$1,290,000	14/11/2025

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:

25/02/2026 09:31

17 Gipps Street, Richmond Vic 3121

Daniel Atsis

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 2  1  0

Property Type: House

Land Size: 121 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,330,000

Comparable Properties



38 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,220,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 142 sqm approx



5 Dickens St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,272,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 151 sqm approx



68 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,290,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Land Size: 137 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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