

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

16 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Richmond

Period - From 01/07/2025

to

30/06/2026

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	7 Stewart PI RICHMOND 3121	\$1,570,000	20/06/2026
2	40 Laity St RICHMOND 3121	\$1,622,000	23/04/2026
3	2 Duke St RICHMOND 3121	\$1,580,000	26/03/2026

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:

10/08/2026 12:00



3 2 2

Property Type: Townhouse

Land Size: 143 sqm approx

Agent Comments

Roof deck, two side by side car spaces, electric vehicle charging, solar boosted hot water

Comparable Properties



7 Stewart PI RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,570,000

Method: Private Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 72 sqm approx



40 Laity St RICHMOND 3121 (REI/VG)

Agent Comments

3 3 2

Price: \$1,622,000

Method: Private Sale

Date: 23/04/2026

Property Type: Townhouse (Res)



2 Duke St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,580,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 114 sqm approx