

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

1/37 Shelley Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,649,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2025

to

31/03/2026

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	13 Bell St RICHMOND 3121	\$1,700,000	11/04/2026
2	11 Crown St RICHMOND 3121	\$1,664,000	14/03/2026
3	701/9 Little Oxford St COLLINGWOOD 3066	\$1,660,000	17/01/2026

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:

18/05/2026 11:53



3 2 2

Property Type: Townhouse
Land Size: 143 sqm approx

Agent Comments

Indicative Selling Price
\$1,649,000

Median Unit Price
Year ending March 2026: \$600,000

Comparable Properties



13 Bell St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)



11 Crown St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,664,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 115 sqm approx



701/9 Little Oxford St COLLINGWOOD 3066 (REI/VG)

Agent Comments

3 2 2

Price: \$1,660,000
Method: Private Sale
Date: 17/01/2026
Property Type: Apartment