

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

7/15 SOMERSET STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

7/21 SOMERSET STREET RICHMOND VIC 3121	\$405,000	16-Aug-25
6/9 SOMERSET STREET RICHMOND VIC 3121	\$375,000	22-May-25
10/9 SOMERSET STREET RICHMOND VIC 3121	\$431,000	26-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 16 October 2025


**7/21 SOMERSET STREET
RICHMOND VIC 3121**

 1
  1
  1

Sold Price **\$405,000** Sold Date **16-Aug-25**

Distance **0.01km**


**6/9 SOMERSET STREET
RICHMOND VIC 3121**

 1
  1
  1

Sold Price **\$375,000** Sold Date **22-May-25**

Distance **0.02km**


**10/9 SOMERSET STREET
RICHMOND VIC 3121**

 1
  1
  1

Sold Price **\$431,000** Sold Date **26-Aug-25**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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