Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	141/73 River Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$630,000	&	\$690,000
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Median sale price

Median price	\$570,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/04/2025	to	30/06/2025	S	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

Add	dress of comparable property	Price	Date of sale
1	206/6 Acacia PI ABBOTSFORD 3067	\$625,000	23/07/2025
2	122/73 River St RICHMOND 3121	\$711,000	17/07/2025
3	39/73 River St RICHMOND 3121	\$670,000	16/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/08/2025 08:07





Indicative Selling Price \$630,000 - \$690,000





Property Type: Strata Unit/Flat **Agent Comments**

Median Unit Price June quarter 2025: \$570,000

Comparable Properties



206/6 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

Price: \$625,000 Method: Private Sale Date: 23/07/2025

Rooms: 4

Property Type: Apartment

122/73 River St RICHMOND 3121 (REI)

2





Price: \$711,000 Method: Private Sale Date: 17/07/2025

Property Type: Apartment

Agent Comments



39/73 River St RICHMOND 3121 (REI/VG)





Price: \$670,000 Method: Private Sale Date: 16/05/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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