Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$646,000	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/07/2025	to	30/09/2025		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

Address of comparable property		1 1100	Date of Sale
1	404/71 Abinger St RICHMOND 3121	\$635,000	21/09/2025
2	63/73 River St RICHMOND 3121	\$600,000	03/09/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/10/2025 11:35



Date of sale









Property Type: Agent Comments

Indicative Selling Price \$649 **Median Unit Price** September quarter 2025: \$646,000

Comparable Properties



404/71 Abinger St RICHMOND 3121 (REI)

Price: \$635,000 Method: Private Sale Date: 21/09/2025

Property Type: Apartment

Agent Comments



63/73 River St RICHMOND 3121 (REI/VG)

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 03/09/2025

Property Type: Apartment



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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