

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

18/6 Christine Crescent, Richmond Vic 3121
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Indicative selling price

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

Range between

\$800,000

 &

\$850,000

Median sale price

Median price

\$646,000

 Property Type

Unit

 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	Price	Date of sale
1	102/3 Kennedy Av RICHMOND 3121	\$825,000	26/11/2025
2	25/1 Domville Av HAWTHORN 3122	\$831,000	08/11/2025
3	22/15 River Blvd RICHMOND 3121	\$760,000	09/09/2025

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:

08/12/2025 10:09



2 2 2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
September quarter 2025: \$646,000

Comparable Properties



102/3 Kennedy Av RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$825,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment



25/1 Domville Av HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$831,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment



22/15 River Blvd RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$760,000
Method: Sold Before Auction
Date: 09/09/2025
Property Type: Apartment

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