Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	27 Waverley 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 \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$902,000	Pro	perty Type To	ownhouse		Suburb	Richmond
Period - From	18/09/2024	to	17/09/2025	So	ource	Property	v Data

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

Adv	areas or comparable property	1 1100	Date of Sale
1	1/28 Bank St RICHMOND 3121	\$1,065,000	06/09/2025
2	4/12 Glasshouse St RICHMOND 3121	\$1,100,000	29/08/2025
3	3/397 Church St RICHMOND 3121	\$930,000	22/08/2025

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:	18/09/2025 14:02



Date of sale







Rooms: 5

Property Type: House (Res) Land Size: 72 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Townhouse Price** 18/09/2024 - 17/09/2025: \$902,000

Comparable Properties



1/28 Bank St RICHMOND 3121 (REI)

Price: \$1,065,000 Method: Auction Sale Date: 06/09/2025

Property Type: Townhouse (Res)

Agent Comments



4/12 Glasshouse St RICHMOND 3121 (REI)

2







Price: \$1,100,000

Method: Sold Before Auction

Date: 29/08/2025

Property Type: Townhouse (Res)

Agent Comments



3/397 Church St RICHMOND 3121 (REI)





Price: \$930,000

Method: Sold Before Auction

Date: 22/08/2025

Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000





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