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	5/19 Rowena Parade, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$950,000	&	\$1,045,000
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Median sale price

Median price	\$902,000	Pro	perty Type T	ownhouse		Suburb	Richmond
Period - From	13/10/2024	to	12/10/2025	So	ource	Property	/ 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

Add	dress of comparable property	Price	Date of sale
1	24/16 Goodwood St RICHMOND 3121	\$935,000	04/09/2025
2	18/339 Burnley St RICHMOND 3121	\$939,000	26/06/2025
3	51 Farmer St RICHMOND 3121	\$1,065,000	17/04/2025

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:	13/10/2025 16:20











Property Type: Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median Townhouse Price** 13/10/2024 - 12/10/2025: \$902,000

Comparable Properties



24/16 Goodwood St RICHMOND 3121 (REI/VG)

Price: \$935,000

Method: Sold Before Auction

Date: 04/09/2025

Property Type: Townhouse (Res)

Agent Comments



18/339 Burnley St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$939,000 Method: Private Sale Date: 26/06/2025

Property Type: Townhouse (Single)

51 Farmer St RICHMOND 3121 (REI/VG)

Price: \$1,065,000 Method: Private Sale Date: 17/04/2025

Property Type: Townhouse (Single)

Land Size: 97 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000





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