

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

5/19 Rowena Parade, Richmond Vic 3121

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$902,000

Property Type

Townhouse

Suburb

Richmond

Period - From

13/10/2024

to

12/10/2025

Source

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	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 comparable properties 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)

Agent Comments



Price: \$935,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Townhouse (Res)



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)

Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)
Land Size: 97 sqm approx

Account - BigginScott | P: 03 9426 4000