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	1/2 Waterloo Place, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000 &	\$750,000
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Median sale price

Median price	\$575,000	Pro	perty Type Un	it		Suburb	Richmond
Period - From	17/11/2024	to	16/11/2025	So	urce	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	204/3 Kennedy Av RICHMOND 3121	\$755,000	08/11/2025
2	14/343 Church St RICHMOND 3121	\$743,500	06/10/2025
3	8/35 Waltham St RICHMOND 3121	\$732,500	18/09/2025

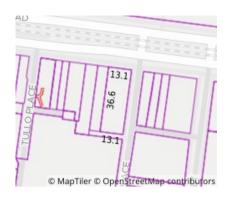
OR

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:	17/11/2025 08:08











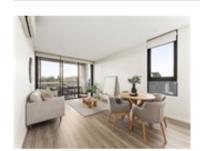


Property Type: Subdivided Unit/Villa/Townhouse - Single OYO

Agent Comments

Indicative Selling Price \$720,000 - \$750,000 **Median Unit Price** 17/11/2024 - 16/11/2025: \$575,000

Comparable Properties



204/3 Kennedy Av RICHMOND 3121 (REI)







Agent Comments

Price: \$755,000 Method: Auction Sale Date: 08/11/2025

Property Type: Apartment



14/343 Church St RICHMOND 3121 (REI)

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Agent Comments

Price: \$743,500

Method: Sold Before Auction

Date: 06/10/2025

Property Type: Apartment



8/35 Waltham St RICHMOND 3121 (REI/VG)







Agent Comments

Price: \$732,500

Method: Sold Before Auction

Date: 18/09/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000





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