

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

13/100 Rowena Parade, Richmond Vic 3121

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Richmond

Period - From 13/01/2025 to 12/01/2026 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	3/20 Park Av RICHMOND 3121	\$389,000	17/10/2025
2	18/244 Mary St RICHMOND 3121	\$380,000	11/10/2025
3	10/2 Rotherwood St RICHMOND 3121	\$390,000	30/09/2025

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: 13/01/2026 15:15



Property Type:
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
13/01/2025 - 12/01/2026: \$580,000

Comparable Properties



3/20 Park Av RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$389,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment



18/244 Mary St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 11/10/2025
Property Type: Apartment



10/2 Rotherwood St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 30/09/2025
Property Type: Apartment

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