

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

6/34 Davison Street, Richmond Vic 3121

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

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

Period - From 29/01/2025 to 28/01/2026 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	10/2 Rotherwood St RICHMOND 3121	\$390,000	30/09/2025
2	12/100 Rowena Pde RICHMOND 3121	\$370,000	09/08/2025
3	8/15 Sherwood St RICHMOND 3121	\$370,000	08/08/2025

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:

29/01/2026 12:58



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

29/01/2025 - 28/01/2026: \$580,000

Comparable Properties



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



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Agent Comments

Price: \$390,000

Method: Private Sale

Date: 30/09/2025

Property Type: Apartment



12/100 Rowena Pde RICHMOND 3121 (REI/VG)



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Agent Comments

Price: \$370,000

Method: Private Sale

Date: 09/08/2025

Property Type: Apartment



8/15 Sherwood St RICHMOND 3121 (REI/VG)



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Agent Comments

Price: \$370,000

Method: Private Sale

Date: 08/08/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000