

# 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](http://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



1 1 1

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)

Agent Comments

1 1 1

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



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

Agent Comments

1 1 1

Price: \$370,000  
Method: Private Sale  
Date: 09/08/2025  
Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$370,000  
Method: Private Sale  
Date: 08/08/2025  
Property Type: Apartment

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