

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

Single price \$375,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	13/100 Rowena Pde RICHMOND 3121	\$375,000	23/01/2026
2	2/42 Murphy St RICHMOND 3121	\$375,000	08/01/2026
3	108/8 Burnley St RICHMOND 3121	\$375,000	24/10/2025

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:

04/03/2026 13:39

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Indicative Selling Price

\$375,000

Median Unit Price

December quarter 2025: \$585,000



Property Type: Apartment

Agent Comments

Comparable Properties



13/100 Rowena Pde RICHMOND 3121 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment



2/42 Murphy St RICHMOND 3121 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 08/01/2026

Property Type: Apartment



108/8 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 24/10/2025

Property Type: Apartment

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