

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

32/73 River Street, Richmond Vic 3121

Indicative selling price

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

Range between \$630,000 & \$640,000

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	110/73 River St RICHMOND 3121	\$662,000	18/02/2026
2	82/73 River St RICHMOND 3121	\$615,000	28/11/2025
3	141/73 River St RICHMOND 3121	\$633,700	14/10/2025

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:

19/03/2026 14:24



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$640,000

Median Unit Price

December quarter 2025: \$585,000

Comparable Properties



110/73 River St RICHMOND 3121 (REI)

Agent Comments

2
 2
 1

Price: \$662,000

Method: Private Sale

Date: 18/02/2026

Property Type: Apartment



82/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$615,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment



141/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 2

Price: \$633,700

Method: Auction Sale

Date: 14/10/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000