

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

31a River Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$939,000 Property Type Townhouse Suburb Richmond

Period - From 04/05/2025 to 03/05/2026 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	6/126-128 Burnley St RICHMOND 3121	\$1,230,000	11/04/2026
2	8/323 Church St RICHMOND 3121	\$1,090,000	29/03/2026
3	49 Little Kent St RICHMOND 3121	\$1,200,000	27/02/2026

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: 04/05/2026 11:45



 3
  2
  1

Rooms: 4
Property Type: Townhouse
 (Conjoined)
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Townhouse Price
 04/05/2025 - 03/05/2026: \$939,000

Comparable Properties



6/126-128 Burnley St RICHMOND 3121 (REI)

Agent Comments

 3
  2
  1

Price: \$1,230,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)



8/323 Church St RICHMOND 3121 (REI)

Agent Comments

 3
  2
  2

Price: \$1,090,000
Method: Sold After Auction
Date: 29/03/2026
Property Type: Townhouse (Single)



49 Little Kent St RICHMOND 3121 (REI)

Agent Comments

 3
  1
  1

Price: \$1,200,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000