

# 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

19/69 Palmer 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)

Single price

\$675,000

### Median sale price

Median price

\$1,330,000

Property Type

House

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	34/73 River St RICHMOND 3121	\$629,000	23/02/2026
2	110/73 River St RICHMOND 3121	\$662,000	18/02/2026
3	2/69 Palmer St RICHMOND 3121	\$690,000	29/01/2026

**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:

01/04/2026 15:25



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$675,000

**Median House Price**  
December quarter 2025: \$1,330,000

## Comparable Properties



**34/73 River St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$629,000  
**Method:** Private Sale  
**Date:** 23/02/2026  
**Property Type:** Apartment



**110/73 River St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$662,000  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** Apartment



**2/69 Palmer St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000



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