

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

3/2 Waterloo Place, Richmond Vic 3121

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2025

to

30/06/2025

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	122/73 River St RICHMOND 3121	\$711,000	17/07/2025
2	402K/211 Powlett St EAST MELBOURNE 3002	\$720,000	06/06/2025
3	35/86 Burnley St RICHMOND 3121	\$710,000	06/04/2025

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:

26/07/2025 11:59



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$735,000

Median Unit Price

June quarter 2025: \$570,000

Comparable Properties



122/73 River St RICHMOND 3121 (REI)

Agent Comments



Price: \$711,000

Method: Private Sale

Date: 17/07/2025

Property Type: Apartment



402K/211 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment

Land Size: 75 sqm approx



35/86 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 06/04/2025

Property Type: Apartment

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