

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$640,000

### Median sale price

Median price \$603,500 Property Type Unit Suburb Richmond

Period - From 01/01/2026 to 31/03/2026 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	3/86 Burnley St RICHMOND 3121	\$635,000	14/05/2026
2	34/73 River St RICHMOND 3121	\$629,000	23/02/2026
3	110/73 River St RICHMOND 3121	\$662,000	18/02/2026

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: 23/05/2026 21:40



2   2   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$640,000

**Median Unit Price**

March quarter 2026: \$603,500

## Comparable Properties



**3/86 Burnley St RICHMOND 3121 (REI)**

Agent Comments

2   2   1

**Price:** \$635,000

**Method:** Sold Before Auction

**Date:** 14/05/2026

**Property Type:** Apartment



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

Agent Comments

2   2   1

**Price:** \$629,000

**Method:** Private Sale

**Date:** 23/02/2026

**Property Type:** Apartment



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

Agent Comments

2   2   1

**Price:** \$662,000

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** Apartment

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