

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

Range between \$690,000

&

\$740,000

### Median sale price

Median price \$598,500

Property Type Unit

Suburb Richmond

Period - From 01/04/2024

to 31/03/2025

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	2/136 Church St HAWTHORN 3122	\$712,000	05/06/2025
2	1005/166 Wellington Pde EAST MELBOURNE 3002	\$720,000	04/06/2025
3	21/1 Domville Av HAWTHORN 3122	\$715,000	28/05/2025

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:

24/06/2025 12:42



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

Agent Comments

**Indicative Selling Price**

\$690,000 - \$740,000

**Median Unit Price**

Year ending March 2025: \$598,500

## Comparable Properties



**2/136 Church St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$712,000

**Method:** Sold Before Auction

**Date:** 05/06/2025

**Property Type:** Unit



**1005/166 Wellington Pde EAST MELBOURNE 3002 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 04/06/2025

**Property Type:** Apartment



**21/1 Domville Av HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 28/05/2025

**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000