

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

17 Union Street, Richmond Vic 3121

Indicative selling price

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

Range between \$3,600,000 & \$3,900,000

Median sale price

Median price \$1,425,500 Property Type House Suburb Richmond

Period - From 01/01/2025 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	37 Palmer St RICHMOND 3121	\$3,690,000	10/03/2025
2	8 Rose St RICHMOND 3121	\$3,450,000	06/03/2025
3			

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:

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Indicative Selling Price

\$3,600,000 - \$3,900,000

Median House Price

March quarter 2025: \$1,425,500



3 3 3

Property Type:

Agent Comments

Comparable Properties



37 Palmer St RICHMOND 3121 (REI/VG)

Agent Comments

4 3 3

Price: \$3,690,000

Method: Sold Before Auction

Date: 10/03/2025

Property Type: House (Res)

Land Size: 450 sqm approx



8 Rose St RICHMOND 3121 (REI)

Agent Comments

4 2 1

Price: \$3,450,000

Method: Private Sale

Date: 06/03/2025

Property Type: House

Land Size: 217 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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