

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

3/49 Rowena Parade, Richmond Vic 3121

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Richmond

Period - From 29/04/2025

to 28/04/2026

Source Property Data

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.

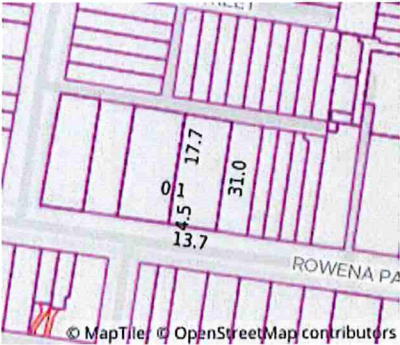
	Address of comparable property	Price	Date of sale
1	4/26-28 Elm Gr RICHMOND 3121	\$623,300	30/03/2026
2	9/25 Waltham St RICHMOND 3121	\$580,000	06/02/2026
3	202/32 Bosisto St RICHMOND 3121	\$575,000	19/01/2026

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:

29/04/2026 16:17



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median Unit Price
29/04/2025 - 28/04/2026: \$595,000

Comparable Properties



4/26-28 Elm Gr RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$623,300
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment



9/25 Waltham St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment



202/32 Bosisto St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment