

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

37/15 River Boulevard, Richmond Vic 3121

Indicative selling price

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

Range between \$1,350,000

&

\$1,480,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2025

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	114/33 Wattle Rd HAWTHORN 3122	\$1,362,500	11/03/2026
2	212/4 Acacia Pl ABBOTSFORD 3067	\$1,450,000	04/12/2025
3	918/631 Victoria St ABBOTSFORD 3067	\$1,410,000	20/11/2025

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:

13/05/2026 11:13



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,480,000

Median Unit Price

Year ending March 2026: \$600,000

Comparable Properties



114/33 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$1,362,500

Method: Private Sale

Date: 11/03/2026

Property Type: Apartment



212/4 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 3

Price: \$1,450,000

Method: Private Sale

Date: 04/12/2025

Property Type: Apartment



918/631 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,410,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000