

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

60/73 River Street, Richmond Vic 3121

Indicative selling price

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

Range between \$615,000

&

\$675,000

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	502/2 Golding St HAWTHORN 3122	\$635,000	07/04/2026
2	428/200 Burwood Rd HAWTHORN 3122	\$660,000	20/02/2026
3	306/6 Acacia Pl ABBOTSFORD 3067	\$627,000	19/02/2026

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:

23/04/2026 10:28



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$615,000 - \$675,000

Median Unit Price

March quarter 2026: \$603,500

Comparable Properties



502/2 Golding St HAWTHORN 3122 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment



428/200 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment



306/6 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$627,000

Method: Private Sale

Date: 19/02/2026

Property Type: Apartment

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