

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

8/68 Rowena Parade, Richmond Vic 3121

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$581,750

Property Type Unit

Suburb Richmond

Period - From 01/04/2026

to 30/06/2026

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	406/1 Palmer St RICHMOND 3121	\$1,050,000	16/06/2026
2	710/627 Victoria St ABBOTSFORD 3067	\$1,150,000	09/02/2026
3	18/2 Wellington Cr EAST MELBOURNE 3002	\$1,150,000	15/05/2026

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:

17/07/2026 10:00

8/68 Rowena Parade, Richmond Vic 3121

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 2  2  2

Property Type: Apartments
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
June quarter 2026: \$581,750

Comparable Properties



406/1 Palmer St RICHMOND 3121 (REI)

Agent Comments

 2  2  2

Price: \$1,050,000
Method: Private Sale
Date: 16/06/2026
Property Type: Apartment
Land Size: 106 sqm approx

710/627 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,150,000
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment



18/2 Wellington Cr EAST MELBOURNE 3002 (REI)

Agent Comments

 2  2  2

Price: \$1,150,000
Method: Private Sale
Date: 15/05/2026
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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