

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

12 Waltham Place, Richmond Vic 3121

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,457,500

Property Type House

Suburb Richmond

Period - From 01/10/2024

to 30/09/2025

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	30 Lyndhurst St RICHMOND 3121	\$1,535,000	15/10/2025
2	125 Coppin St RICHMOND 3121	\$1,537,500	04/10/2025
3	8 Thompson St ABBOTSFORD 3067	\$1,550,000	12/07/2025

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:

23/10/2025 17:22

12 Waltham Place, Richmond Vic 3121



3 2 0

Property Type: House (Res)
Land Size: 94 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,650,000
Median House Price
Year ending September 2025: \$1,457,500

Comparable Properties



30 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,535,000
Method: Auction Sale
Date: 15/10/2025
Property Type: House (Res)
Land Size: 176 sqm approx



125 Coppin St RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,537,500
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 224 sqm approx



8 Thompson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 1

Price: \$1,550,000
Method: Private Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 181 sqm approx

Account - RT Edgar Richmond



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