

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

8/35 Waltham Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$576,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2024

to

30/06/2025

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	13/33 Kensington Rd SOUTH YARRA 3141	\$680,300	08/07/2025
2	4/66 Buckingham St RICHMOND 3121	\$686,000	05/07/2025
3	4/52 Clifton St RICHMOND 3121	\$688,000	26/06/2025

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:

25/08/2025 09:17



Property Type: Apartment

Agent Comments

Comparable Properties



13/33 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$680,300

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



4/66 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$686,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Apartment



4/52 Clifton St RICHMOND 3121 (REI)

Agent Comments



Price: \$688,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: Apartment