

# 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

4/2 Union Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,200,000

### Median sale price

Median price \$1,330,000

Property Type House

Suburb Richmond

Period - From 01/10/2025

to 31/12/2025

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.~~

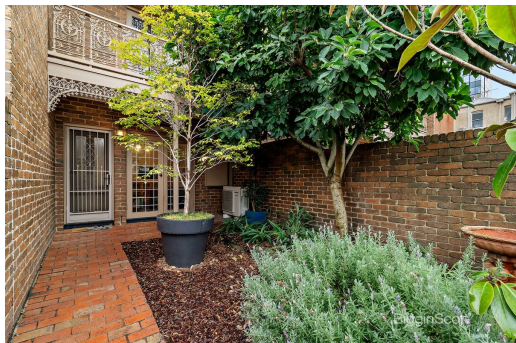
	Address of comparable property	Price	Date of sale
1	3 Palmer St RICHMOND 3121	\$1,200,000	06/12/2025
2	72 Lincoln St RICHMOND 3121	\$1,200,000	05/12/2025
3			

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:

25/03/2026 14:38



2   1   1

**Property Type:** Townhouse (Single)

**Land Size:** 151 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,200,000

**Median House Price**

December quarter 2025: \$1,330,000

## Comparable Properties



**3 Palmer St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 122 sqm approx



**72 Lincoln St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

2   2   1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 222 sqm approx

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.