

# 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

4/10 Waltham Place, Richmond Vic 3121

### Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

### Median sale price

Median price \$1,450,000 Property Type House 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	79 Lord St RICHMOND 3121	\$2,300,000	16/03/2026
2	22 Webb La EAST MELBOURNE 3002	\$2,200,000	25/02/2026
3	4/4 Tullo PI RICHMOND 3121	\$2,375,000	03/01/2026

**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:

28/04/2026 16:21



 3  
  2  
  2

**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$2,150,000 - \$2,350,000

**Median House Price**

March quarter 2026: \$1,450,000

## Comparable Properties



**79 Lord St RICHMOND 3121 (REI)**

[Agent Comments](#)

 4  
  3  
  1

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 16/03/2026

**Property Type:** House (Res)

**Land Size:** 245 sqm approx



**22 Webb La EAST MELBOURNE 3002 (REI)**

[Agent Comments](#)

 3  
  2  
  3

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** House (Res)



**4/4 Tullo PI RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

 4  
  3  
  3

**Price:** \$2,375,000

**Method:** Private Sale

**Date:** 03/01/2026

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9864 5000