

# 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 606/306-312 Swan 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)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Richmond

Period - From 01/01/2025 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	609/1 Almeida Cr SOUTH YARRA 3141	\$600,000	15/12/2025
2	302/3 Chapel Mews SOUTH YARRA 3141	\$615,000	30/10/2025
3	315/6 Lord St RICHMOND 3121	\$588,000	09/10/2025

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: 04/03/2026 09:46

 1   
  1   
  1
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

Year ending December 2025: \$595,000

## Comparable Properties

**609/1 Almeida Cr SOUTH YARRA 3141 (REI)**

Agent Comments

 1   
  1   
  -
**Price:** \$600,000**Method:** Private Sale**Date:** 15/12/2025**Property Type:** Apartment**302/3 Chapel Mews SOUTH YARRA 3141 (REI)**

Agent Comments

 1   
  1   
  1
**Price:** \$615,000**Method:** Private Sale**Date:** 30/10/2025**Property Type:** Apartment**315/6 Lord St RICHMOND 3121 (REI)**

Agent Comments

 1   
  1   
  1
**Price:** \$588,000**Method:** Sold Before Auction**Date:** 09/10/2025**Property Type:** Apartment