## 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

23 Parkville Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale price								
Median price	\$1,425,500	Pro	Property Type Ho		ouse		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	177 Mary St RICHMOND 3121	\$1,750,000	31/05/2025
2	90 Bendigo St RICHMOND 3121	\$1,700,000	12/04/2025
3	42 Mary St RICHMOND 3121	\$1,655,000	07/04/2025

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:

30/06/2025 16:34









**Property Type:** House Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price March quarter 2025: \$1,425,500

# **Comparable Properties**

177 Mary St RICHMOND 3121 (REI)   1   3 1   Price: \$1,750,000   Method: Auction Sale   Date: 31/05/2025   Property Type: House (Res)	Agent Comments
90 Bendigo St RICHMOND 3121 (REI) 3 1 2 - Price: \$1,700,000 Method: Auction Sale Date: 12/04/2025 Property Type: House Land Size: 202 sqm approx	Agent Comments
42 Mary St RICHMOND 3121 (REI) 3 1 2 1 Price: \$1,655,000 Method: Private Sale Date: 07/04/2025 Property Type: House Land Size: 188 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9428 3333



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