

# 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

12 Parkville 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,425,000 Property Type House Suburb Richmond

Period - From 01/04/2025 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	27 Yorkshire St RICHMOND 3121	\$1,040,000	20/05/2026
2	13 Moore St RICHMOND 3121	\$1,040,000	02/05/2026
3	30 Abinger St RICHMOND 3121	\$1,075,000	19/03/2026

**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:

25/05/2026 16:26



**Property Type:** House

**Land Size:** 158 sqm approx

Agent Comments

## Comparable Properties



**27 Yorkshire St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,040,000

**Method:** Sold Before Auction

**Date:** 20/05/2026

**Property Type:** House



**13 Moore St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)



**30 Abinger St RICHMOND 3121 (VG)**

Agent Comments



**Price:** \$1,075,000

**Method:** Sale

**Date:** 19/03/2026

**Property Type:** House - Attached House N.E.C.

**Land Size:** 145 sqm approx