

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

Range between \$1,075,000 & \$1,150,000

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	128 Stawell St RICHMOND 3121	\$1,095,000	30/05/2026
2	32 Durham St RICHMOND 3121	\$1,115,000	16/05/2026
3	4 Moore St RICHMOND 3121	\$1,150,000	26/03/2026

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: 09/06/2026 10:33



Property Type: House

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



128 Stawell St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,095,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 121 sqm approx



32 Durham St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 222 sqm approx



4 Moore St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 129 sqm approx