

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 Park Avenue, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$4,400,000

&

\$4,800,000

Median sale price

Median price

\$1,395,000

Property Type

House

Suburb

Richmond

Period - From

14/04/2025

to

13/04/2026

Source

Property Data

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	303 Lennox St RICHMOND 3121	\$4,200,000	28/03/2026
2	53 Gardner St RICHMOND 3121	\$3,850,000	27/02/2026
3			

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:

14/04/2026 16:55



 4
  3
  2

Rooms: 8

Property Type: House

Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price

\$4,400,000 - \$4,800,000

Median House Price

14/04/2025 - 13/04/2026: \$1,395,000

Comparable Properties



303 Lennox St RICHMOND 3121 (REI)

Agent Comments

 4
  1
  2

Price: \$4,200,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



53 Gardner St RICHMOND 3121 (REI)

Agent Comments

 3
  3
  2

Price: \$3,850,000

Method: Private Sale

Date: 27/02/2026

Property Type: House (Res)

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.

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