

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

15 Darlington Parade, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	22 Mary St RICHMOND 3121	\$1,250,000	06/05/2026
2	71 Somerset St RICHMOND 3121	\$1,311,000	24/04/2026
3	529 Swan St RICHMOND 3121	\$1,311,000	02/04/2026

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:

13/05/2026 11:15



3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2026: \$1,425,000

Comparable Properties



22 Mary St RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,250,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 217 sqm approx



71 Somerset St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,311,000

Method: Sold Before Auction

Date: 24/04/2026

Property Type: House (Res)

Land Size: 182 sqm approx



529 Swan St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,311,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)