

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

326 Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Single price

\$2,975,000

Median sale price

Median price

\$3,505,000

Property Type

House

Suburb

Middle Park

Period - From

01/01/2026

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	3 Hambleton St ALBERT PARK 3206	\$2,890,000	05/04/2026
2	226 Richardson St MIDDLE PARK 3206	\$2,850,000	13/03/2026
3	3 Barrett St ALBERT PARK 3206	\$2,900,000	18/02/2026

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:

27/05/2026 08:56



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Property Type: House
Land Size: 146 sqm approx
Agent Comments

Indicative Selling Price
 \$2,975,000

Median House Price
 March quarter 2026: \$3,505,000

Comparable Properties



3 Hambleton St ALBERT PARK 3206 (REI)

Agent Comments

3
 2
 1

Price: \$2,890,000
Method: Private Sale
Date: 05/04/2026
Property Type: House (Res)
Land Size: 185 sqm approx



226 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3
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Price: \$2,850,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 161 sqm approx



3 Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments

3
 2
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Price: \$2,900,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 180 sqm approx

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