

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

3/20 Park Avenue, Richmond Vic 3121

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$576,000

Property Type

Unit

Suburb

Richmond

Period - From

05/09/2024

to

04/09/2025

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	6/9 Somerset St RICHMOND 3121	\$375,000	22/05/2025
2	3/35 Waltham St RICHMOND 3121	\$412,600	03/05/2025
3	9/9 Goodwood St RICHMOND 3121	\$380,000	21/03/2025

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:

05/09/2025 12:17



Property Type:
Agent Comments

Indicative Selling Price
\$389,000
Median Unit Price
05/09/2024 - 04/09/2025: \$576,000

Comparable Properties



6/9 Somerset St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment



3/35 Waltham St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$412,600
Method: Private Sale
Date: 03/05/2025
Property Type: Apartment



9/9 Goodwood St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 21/03/2025
Property Type: Apartment