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	8/20 Park Avenue, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000	&	\$430,000
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Median sale price

Median price	\$576,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	29/10/2024	to	28/10/2025		Source	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	9/32 Power St HAWTHORN 3122	\$433,200	14/10/2025
2	10/25 Waltham St RICHMOND 3121	\$420,000	08/10/2025
3	4/574 Glenferrie Rd HAWTHORN 3122	\$425,000	20/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2025 14:54





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Indicative Selling Price \$400,000 - \$430,000 **Median Unit Price** 29/10/2024 - 28/10/2025: \$576,000





Property Type: Apartment Agent Comments

Comparable Properties



9/32 Power St HAWTHORN 3122 (REI)

Price: \$433,200 Method: Private Sale Date: 14/10/2025

Property Type: Apartment

Agent Comments



10/25 Waltham St RICHMOND 3121 (REI)





Agent Comments

Price: \$420,000 Method: Private Sale Date: 08/10/2025

Property Type: Apartment



4/574 Glenferrie Rd HAWTHORN 3122 (REI)





Price: \$425,000 Method: Auction Sale Date: 20/09/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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