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<br>Including suburb and postcode | 323 Richardson Street, Middle Park Vic 3206 |

## Indicative selling price

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

Range between $5,750,000 & $6,250,000

## Median sale price

Median price $2,725,000 Property Type House Suburb Middle Park

Period - From 01/04/2024 to 31/03/2025 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 | 90 Wright St MIDDLE PARK 3206 | $6,100,000 | 29/03/2025 |
| 2 | 60 Patterson St MIDDLE PARK 3206 | $6,000,000 | 28/03/2025 |
| 3 | 263 Richardson St MIDDLE PARK 3206 | $6,175,000 | 14/12/2024 |

**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: 07/05/2025 15:42

# 323 Richardson Street, Middle Park Vic 3206



3 2 1

**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 371 sqm approx

Agent Comments

**Indicative Selling Price**
$5,750,000 - $6,250,000
**Median House Price**
Year ending March 2025: $2,725,000

## Comparable Properties



**90 Wright St MIDDLE PARK 3206 (REI)**

5 4 2

**Price:** $6,100,000
**Method:** Auction Sale
**Date:** 29/03/2025
**Property Type:** House (Res)
**Land Size:** 400 sqm approx

Agent Comments



**60 Patterson St MIDDLE PARK 3206 (REI)**

5 3 2

**Price:** $6,000,000
**Method:** Private Sale
**Date:** 28/03/2025
**Property Type:** House
**Land Size:** 476 sqm approx

Agent Comments



**263 Richardson St MIDDLE PARK 3206 (REI/VG)**

4 2 2

**Price:** $6,175,000
**Method:** Private Sale
**Date:** 14/12/2024
**Property Type:** House
**Land Size:** 312 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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