

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

246 Richardson Street, Middle Park VIC 3206

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,759,000

Property Type

House

Suburb

Middle Park

Period - From

21/07/2025

to

20/01/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
132 Richardson Street Albert Park VIC 3206	\$1,400,000	12/11/2025
260 Ferrars Street South Melbourne VIC 3205	\$1,485,000	20/09/2025
10 Howe Crescent South Melbourne VIC 3205	\$1,500,000	23/08/2025

This Statement of Information was prepared on:

21/01/2026