

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

7 Park Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Richmond

Period - From 01/10/2025 to 31/12/2025 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	33 Bell St RICHMOND 3121	\$1,800,000	06/09/2025
2	8 Morang Rd HAWTHORN 3122	\$1,870,000	16/08/2025
3	3 Murray St RICHMOND 3121	\$1,900,000	15/08/2025

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:

13/02/2026 13:02

7 Park Street, Richmond Vic 3121

Ken Griffith
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3 1 0

Property Type: House
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
December quarter 2025: \$1,330,000

Comparable Properties



33 Bell St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,800,000
Method: Private Sale
Date: 06/09/2025
Property Type: House
Land Size: 254 sqm approx



8 Morang Rd HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,870,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 160 sqm approx



3 Murray St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$1,900,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 151 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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