Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 1/55 Stanley Street, Richmond Vic 3121 |
|-------------------------------|--|
| Including suburb and postcode | |
| | |

Indicative selling price

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

| Range between | \$900,000 | & | \$990,000 |
|---------------|-----------|---|-----------|
| J | | | |

Median sale price

| Median price | \$646,000 | Pro | perty Type | Unit | | Suburb | Richmond |
|---------------|------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/07/2025 | to | 30/09/2025 | | 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

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|----------------------------------|-------------|--------------|
| 1 | 15/73 River St RICHMOND 3121 | \$960,000 | 12/08/2025 |
| 2 | 2510/3 Yarra St SOUTH YARRA 3141 | \$920,000 | 25/07/2025 |
| 3 | 8/50 Palmer St RICHMOND 3121 | \$1,012,000 | 12/06/2025 |

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: | 14/10/2025 08:12 |
|--|------------------|



Date of sale







Rooms: 5

Property Type: Apartment Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price September quarter 2025: \$646,000

Comparable Properties



15/73 River St RICHMOND 3121 (REI/VG)

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Agent Comments

Price: \$960,000 Method: Private Sale Date: 12/08/2025

Property Type: Apartment



2510/3 Yarra St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$920,000 Method: Private Sale Date: 25/07/2025

Property Type: Apartment



8/50 Palmer St RICHMOND 3121 (REI/VG)

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Agent Comments

Price: \$1,012,000 **Method:** Auction Sale **Date:** 12/06/2025

Property Type: Apartment **Land Size:** 139 sqm approx

Account - BigginScott | P: 03 9426 4000





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