

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

13/5 Stillman Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,260,000

Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

Richmond

Period - From

30/03/2025

to

29/03/2026

Source

Property 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 | Price | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 49 Little Kent St RICHMOND 3121 | \$1,200,000 | 27/02/2026 |
| 2 | 2a Park St ABBOTSFORD 3067 | \$1,260,000 | 11/12/2025 |
| 3 | 16/12 Glasshouse St RICHMOND 3121 | \$1,250,000 | 07/12/2025 |

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:

30/03/2026 15:45



 3
  2
  3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,260,000

Median Townhouse Price

30/03/2025 - 29/03/2026: \$950,000

Comparable Properties



49 Little Kent St RICHMOND 3121 (REI)

Agent Comments

 3
  1
  1

Price: \$1,200,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: Townhouse (Res)



2a Park St ABBOTSFORD 3067 (REI)

Agent Comments

 3
  3
  2

Price: \$1,260,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: Townhouse (Res)



16/12 Glasshouse St RICHMOND 3121 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,250,000

Method: Private Sale

Date: 07/12/2025

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000