

# 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

22 Stanley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,425,500

Property Type House

Suburb Richmond

Period - From 01/01/2025

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	1 Yan La RICHMOND 3121	\$1,530,000	16/06/2025
2	25 Bendigo St RICHMOND 3121	\$1,550,000	10/05/2025
3	2/28 Abinger St RICHMOND 3121	\$1,560,000	26/03/2025

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:

02/07/2025 10:35



3 2 1

Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$1,500,000 - \$1,650,000  
Median House Price  
March quarter 2025: \$1,425,500

Comparable Properties



1 Yan La RICHMOND 3121 (REI)  
3 2 1

Agent Comments

Price: \$1,530,000  
Method: Sold Before Auction  
Date: 16/06/2025  
Property Type: House (Res)



25 Bendigo St RICHMOND 3121 (REI)  
3 2 1

Agent Comments

Price: \$1,550,000  
Method: Private Sale  
Date: 10/05/2025  
Property Type: House



2/28 Abinger St RICHMOND 3121 (REI/VG)  
3 2 1

Agent Comments

Price: \$1,560,000  
Method: Sold Before Auction  
Date: 26/03/2025  
Property Type: Townhouse (Res)