

# 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

170 Stawell 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

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Richmond

Period - From

01/07/2025

to

30/06/2026

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 | 12 Brougham St RICHMOND 3121   | \$1,775,000 | 04/06/2026   |
| 2 | 13 Bell St RICHMOND 3121       | \$1,700,000 | 11/04/2026   |
| 3 | 15 Edinburgh St RICHMOND 3121  | \$1,754,000 | 17/03/2026   |

**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:

18/08/2026 10:09



3   
 2   
 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

Year ending June 2026: \$1,390,000

## Comparable Properties



**12 Brougham St RICHMOND 3121 (REI/VG)**

Agent Comments

3   
 1   
 -

**Price:** \$1,775,000

**Method:** Private Sale

**Date:** 04/06/2026

**Property Type:** House (Res)

**Land Size:** 227 sqm approx



**13 Bell St RICHMOND 3121 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 11/04/2026

**Property Type:** House (Res)

**Land Size:** 156 sqm approx



**15 Edinburgh St RICHMOND 3121 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,754,000

**Method:** Sold Before Auction

**Date:** 17/03/2026

**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 9864 5000