

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

2/59 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Range between \$800,000

&

\$870,000

Median sale price

Median price \$605,000

Property Type Unit

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	106/8 Howard St RICHMOND 3121	\$810,000	04/07/2026
2	14/291 Church St RICHMOND 3121	\$790,000	24/04/2026
3	203/59 Stawell St RICHMOND 3121	\$862,000	21/02/2026

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:

07/08/2026 16:39



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$870,000

Median Unit Price

Year ending June 2026: \$605,000

Comparable Properties



106/8 Howard St RICHMOND 3121 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 04/07/2026

Property Type: Apartment



14/291 Church St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$790,000

Method: Sold Before Auction

Date: 24/04/2026

Property Type: Townhouse (Res)



203/59 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$862,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999