Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9/17 Stillman Street, Richmond Vic 3121
, and the second

Indicative selling price

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

Range between	\$500,000	&	\$550,000
-			

Median sale price

Median price	\$598,500	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/04/2024	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

Add	dress of comparable property	Price	Date of sale
1	1/160 Coppin St RICHMOND 3121	\$500,000	01/02/2025
2	1/14 Dickens St RICHMOND 3121	\$525,000	31/01/2025
3	16/40-44 Lord St RICHMOND 3121	\$541,000	09/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/06/2025 11:22









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending March 2025: \$598.500

Comparable Properties



1/160 Coppin St RICHMOND 3121 (REI/VG)

2



Agent Comments

Price: \$500,000 Method: Auction Sale Date: 01/02/2025

Property Type: Apartment



1/14 Dickens St RICHMOND 3121 (REI/VG)

2







Agent Comments

Price: \$525,000 Method: Private Sale Date: 31/01/2025

Property Type: Apartment



16/40-44 Lord St RICHMOND 3121 (REI)





Agent Comments

Price: \$541,000 Method: Private Sale Date: 09/12/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000





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