

# 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 1A Stewart Place, 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 & \$1,780,000

### Median sale price

Median price \$1,400,000 Property type House Suburb Richmond

Period - From 01/10/2024 to 30/12/2024 Source REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
3/20 Tyson Street, Richmond	\$1,640,000	23/11/2024
44 Laity Street, Richmond	\$1,800,000	29/09/2024

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: 14 February 2025