

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

76 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,120,000

Median sale price

Median price

\$1,456,000

Property Type

House

Suburb

Richmond

Period - From

01/07/2024

to

30/09/2024

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	182 Brighton St RICHMOND 3121	\$1,115,000	11/05/2024
2	16 Gordon St CREMORNE 3121	\$1,125,000	18/10/2024
3	27 Bell St RICHMOND 3121	\$1,130,000	01/06/2024

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:

28/10/2024 15:39

76 Stawell Street, Richmond Vic 3121

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2 1 0

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,120,000
Median House Price
September quarter 2024: \$1,456,000

Comparable Properties



182 Brighton St RICHMOND 3121 (REI/VG) Agent Comments

2 1 -

Price: \$1,115,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 126 sqm approx



16 Gordon St CREMORNE 3121 (REI) Agent Comments

2 1 -

Price: \$1,125,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)



27 Bell St RICHMOND 3121 (REI/VG) Agent Comments

2 1 -

Price: \$1,130,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 172 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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