

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

5 Stanley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$4,500,000

&

\$4,900,000

Median sale price

Median price \$1,462,000

Property Type House

Suburb Richmond

Period - From 01/07/2024

to 30/06/2025

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	Price	Date of sale
1	54 Powell St SOUTH YARRA 3141	\$4,950,000	17/06/2025
2	184 Lennox St RICHMOND 3121	\$4,291,818	21/05/2025
3			

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:

16/07/2025 16:31



4 3 2

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,900,000

Median House Price

Year ending June 2025: \$1,462,000

Comparable Properties



54 Powell St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 6

Price: \$4,950,000

Method: Sold Before Auction

Date: 17/06/2025

Property Type: House (Res)

Land Size: 534 sqm approx



184 Lennox St RICHMOND 3121 (REI)

Agent Comments

6 1 15

Price: \$4,291,818

Method: Private Sale

Date: 21/05/2025

Property Type: House

Land Size: 1023 sqm approx

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.