## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address<br>Including suburb and<br>postcode | 8/61 Stawell Street, Richmond Vic 3121 |
|---|--|
|   |  |

#### Indicative selling price

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

| Range between | \$800,000 | & | \$850,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### 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   | 9/11 River St RICHMOND 3121   | \$875,000 | 03/03/2025   |
| 2   | 11/50 Palmer St RICHMOND 3121 | \$925,000 | 01/03/2025   |
| 3   | 607/1 Dyer St RICHMOND 3121   | \$850,000 | 27/02/2025   |

#### 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: | 25/06/2025 11:42 |
|--|------------------|
|--|------------------|









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** Year ending March 2025: \$598.500

## Comparable Properties



9/11 River St RICHMOND 3121 (REI)

Price: \$875,000 Method: Private Sale Date: 03/03/2025 Property Type: Unit

**Agent Comments** 



11/50 Palmer St RICHMOND 3121 (REI/VG)

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**Agent Comments** 

Price: \$925,000 Method: Private Sale Date: 01/03/2025

Property Type: Apartment



607/1 Dyer St RICHMOND 3121 (REI/VG)



Price: \$850,000 Method: Private Sale Date: 27/02/2025

Property Type: Apartment

**Agent Comments** 

Account - Jellis Craig | P: 03 9864 5000





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