

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 5/101 Crown Street, Richmond Vic 3121

Indicative selling price

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

Range between \$950,000 & \$1,040,000

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	14/5 Stillman St RICHMOND 3121	\$907,000	13/03/2025
2	8/43 Nicholson St ABBOTSFORD 3067	\$1,150,000	05/03/2025
3	15/1-5 Lyndhurst St RICHMOND 3121	\$1,000,000	08/02/2025

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: 15/07/2025 10:34



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

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

Comparable Properties



14/5 Stillman St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$907,000

Method: Private Sale

Date: 13/03/2025

Property Type: Townhouse (Single)



8/43 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Expression of Interest

Date: 05/03/2025

Property Type: Townhouse (Res)

Land Size: 791 sqm approx



15/1-5 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000