

# 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

207/61 Stawell Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$460,000

### Median sale price

Median price \$598,500

Property 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	Price	Date of sale
1	510/253 Bridge Rd RICHMOND 3121	\$466,000	13/02/2025
2	8/59 Stawell St RICHMOND 3121	\$440,000	03/12/2024
3	203/61 Stawell St RICHMOND 3121	\$450,000	01/12/2024

**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:

06/05/2025 11:59



1   1   1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$460,000

**Median Unit Price**

Year ending March 2025: \$598,500

## Comparable Properties



**510/253 Bridge Rd RICHMOND 3121 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$466,000

**Method:** Private Sale

**Date:** 13/02/2025

**Property Type:** Apartment



**8/59 Stawell St RICHMOND 3121 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 03/12/2024

**Rooms:** 2

**Property Type:** Apartment



**203/61 Stawell St RICHMOND 3121 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 01/12/2024

**Property Type:** Apartment

Account - Little Real Estate | P: 07 3037 0255