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	16/65 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $925,000 Property Type Townhouse Suburb Richmond

Period - From 21/01/2025 to 20/01/2026 Source Property Data

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	18/6 Christine Cr RICHMOND 3121	$855,000	23/12/2025
2	8 Buckingham St RICHMOND 3121	$890,000	20/11/2025
3	303/1 Chapel Mews SOUTH YARRA 3141	$880,000	19/09/2025

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: 21/01/2026 16:48

16/65 Stawell Street, Richmond Vic 3121

JellisCraig



2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Townhouse Price
21/01/2025 - 20/01/2026: $925,000

Comparable Properties



18/6 Christine Cr RICHMOND 3121 (REI)

2 2 2

Price: $855,000
Method: Sold Before Auction
Date: 23/12/2025
Property Type: Unit

Agent Comments



8 Buckingham St RICHMOND 3121 (REI/VG)

2 2 1

Price: $890,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: Townhouse (Res)
Land Size: 111 sqm approx

Agent Comments



303/1 Chapel Mews SOUTH YARRA 3141 (REI/VG)

2 2 2

Price: $880,000
Method: Private Sale
Date: 19/09/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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