

# 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

7 Stanley 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)

Range between \$4,000,000 & \$4,400,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Richmond

Period - From 01/01/2026 to 31/03/2026 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	303 Lennox St RICHMOND 3121	\$4,200,000	28/03/2026
2	34 Cloverdale Av TOORAK 3142	\$4,350,000	11/03/2026
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:

28/04/2026 13:01



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

March quarter 2026: \$1,450,000

## Comparable Properties



303 Lennox St RICHMOND 3121 (REI)

Agent Comments

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Price: \$4,200,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



34 Cloverdale Av TOORAK 3142 (REI)

Agent Comments

🛏 3 🚗 1 🚗 2

Price: \$4,350,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

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.

Account - Jellis Craig | P: 03 9864 5000