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	24 Stillman Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,426,000 Property Type House Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	82 Bendigo St RICHMOND 3121	$1,075,000	28/10/2023
2	10 Bliss St RICHMOND 3121	$1,100,000	26/08/2023
3	1 Kimber St RICHMOND 3121	$1,150,000	09/09/2023

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: 09/11/2023 09:36

24 Stillman Street, Richmond Vic 3121

Peter Perrignon
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0418 566 846
peter.perrignon@belleproperty.com



2 1 1

Rooms: 3
Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2023: $1,426,000

Comparable Properties



82 Bendigo St RICHMOND 3121 (REI)

2 1 -

Price: $1,075,000
Method: Private Sale
Date: 28/10/2023
Property Type: House

Agent Comments



10 Bliss St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,100,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 114 sqm approx

Agent Comments



1 Kimber St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,150,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 121 sqm approx

Agent Comments

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