

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

3/55 Stanley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2025

to 30/06/2026

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	4/197 Lennox St RICHMOND 3121	\$695,000	13/07/2026
2	5/86 Burnley St RICHMOND 3121	\$690,000	01/07/2026
3	8/5-7 Leslie St RICHMOND 3121	\$737,200	14/05/2026

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:

17/08/2026 15:13



2
 1
 1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending June 2026: \$605,000

Comparable Properties



4/197 Lennox St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$695,000

Method: Private Sale

Date: 13/07/2026

Property Type: Apartment



5/86 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 2

Price: \$690,000

Method: Private Sale

Date: 01/07/2026

Property Type: Apartment



8/5-7 Leslie St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$737,200

Method: Sold Before Auction

Date: 14/05/2026

Property Type: Apartment

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