

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

13/5 Stillman Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$932,500 Property Type Townhouse Suburb Richmond

Period - From 09/02/2025 to 08/02/2026 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	2a Park St ABBOTSFORD 3067	\$1,260,000	11/12/2025
2	16/12 Glasshouse St RICHMOND 3121	\$1,250,000	07/12/2025
3	390 Highett St RICHMOND 3121	\$1,325,000	06/12/2025

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: 09/02/2026 11:15



 3
  2
  2

Rooms: 4

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

09/02/2025 - 08/02/2026: \$932,500

Comparable Properties



2a Park St ABBOTSFORD 3067 (REI)

Agent Comments

 3
  3
  2

Price: \$1,260,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: Townhouse (Res)



16/12 Glasshouse St RICHMOND 3121 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,250,000

Method: Private Sale

Date: 07/12/2025

Property Type: Townhouse (Res)



390 Highett St RICHMOND 3121 (REI)

Agent Comments

 3
  2
  1

Price: \$1,325,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Single)

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