# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,165,000

# Property offered for sale

Address	90 Lord Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,550,000	Pro	perty Type	House		Suburb	Richmond
Period - From	01/04/2025	to	30/06/2025		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.

Add	dress of comparable property	Price	Date of sale
1	34 Canterbury St RICHMOND 3121	\$1,385,000	16/07/2025
2	52 Wellington St CREMORNE 3121	\$1,200,000	09/07/2025

#### OR

3

31 Palmer St RICHMOND 3121

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:	07/08/2025 14:30



05/07/2025











Property Type: House (Res) Land Size: 155 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** June guarter 2025: \$1,550,000

# Comparable Properties



34 Canterbury St RICHMOND 3121 (REI)

2





Price: \$1,385,000 Method: Auction Sale Date: 16/07/2025

Property Type: House (Res)

**Agent Comments** 



52 Wellington St CREMORNE 3121 (REI)

2







**Agent Comments** 

Price: \$1,200,000

Method: Sold Before Auction

Date: 09/07/2025

Property Type: House (Res) Land Size: 145 sqm approx

31 Palmer St RICHMOND 3121 (REI)



**Agent Comments** 

Price: \$1,165,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000





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