

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

48 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,470,000 Property Type House Suburb Richmond

Period - From 25/08/2024 to 24/08/2025 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	51 Bunting St RICHMOND 3121	\$1,128,000	20/08/2025
2	18 Charles St ABBOTSFORD 3067	\$980,000	12/07/2025
3	69 Green St CREMORNE 3121	\$1,010,000	27/06/2025

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:

25/08/2025 11:51



2 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
25/08/2024 - 24/08/2025: \$1,470,000

Comparable Properties



51 Bunting St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,128,000
Method: Auction Sale
Date: 20/08/2025
Property Type: House (Res)



18 Charles St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$980,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)



69 Green St CREMORNE 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,010,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 123 sqm approx