

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 \$1,330,000 Property Type House Suburb Richmond

Period - From 01/10/2025 to 31/12/2025 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.

	Address of comparable property	Price	Date of sale
1	231 Burnley St RICHMOND 3121	\$977,500	16/12/2025
2	40a Rotherwood St RICHMOND 3121	\$1,075,000	13/12/2025
3	41 Glass St RICHMOND 3121	\$1,160,000	09/12/2025

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:

20/01/2026 10:08



2
 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

December quarter 2025: \$1,330,000

Comparable Properties



231 Burnley St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$977,500

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 172 sqm approx



40a Rotherwood St RICHMOND 3121 (REI)

Agent Comments

2
 1
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Price: \$1,075,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)



41 Glass St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,160,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Account - BigginScott | P: 03 9426 4000