

# 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

16 Boyd Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### 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 | 48 Lyndhurst St RICHMOND 3121  | \$1,085,000 | 14/02/2026   |
| 2 | 38 Rotherwood St RICHMOND 3121 | \$1,059,000 | 08/11/2025   |
| 3 | 130 Highett St RICHMOND 3121   | \$991,000   | 25/10/2025   |

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:

18/02/2026 15:31



2   
 1   

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2025: \$1,330,000

## Comparable Properties



**48 Lyndhurst St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
 -

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)



**38 Rotherwood St RICHMOND 3121 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$1,059,000

**Method:** Sold Before Auction

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 120 sqm approx



**130 Highett St RICHMOND 3121 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$991,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 137 sqm approx

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