

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

159 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2026

to

31/03/2026

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 | 70 Somerset St RICHMOND 3121 | \$1,220,000 | 18/04/2026 |
| 2 | 8 Tudor St RICHMOND 3121 | \$1,320,000 | 11/03/2026 |
| 3 | 23 Cutter St RICHMOND 3121 | \$1,286,000 | 03/03/2026 |

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:

06/05/2026 10:15



 2
  2
  2

Property Type: House
Land Size: 299 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,290,000
Median House Price
 March quarter 2026: \$1,450,000

Comparable Properties



70 Somerset St RICHMOND 3121 (REI)

Agent Comments

 2
  1
  -

Price: \$1,220,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)



8 Tudor St RICHMOND 3121 (REI)

Agent Comments

 2
  1
  1

Price: \$1,320,000
Method: Sold Before Auction
Date: 11/03/2026
Property Type: House (Res)
Land Size: 282 sqm approx



23 Cutter St RICHMOND 3121 (REI)

Agent Comments

 2
  1
  -

Price: \$1,286,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000