

# 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

4/197 Lennox 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)

Single price \$695,000

### Median sale price

Median price \$591,000

Property Type Unit

Suburb Richmond

Period - From 27/05/2025

to 26/05/2026

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	14/199A Lennox St RICHMOND 3121	\$750,000	19/12/2025
2	4/215 Lennox St RICHMOND 3121	\$730,000	26/02/2026
3			

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:

27/05/2026 09:09



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$695,000

**Median Unit Price**

27/05/2025 - 26/05/2026: \$591,000

## Comparable Properties

14/199A Lennox St RICHMOND 3121 (REI)

Agent Comments

2   
 1   
 -

**Price:** \$750,000

**Method:**

**Date:** 19/12/2025

**Property Type:** House



4/215 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 26/02/2026

**Property Type:** Apartment

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.