

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 86 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,620,000 & \$1,680,000

Median sale price

Median price \$1,382,500 Property Type House Suburb Richmond

Period - From 06/06/2025 to 05/06/2026 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	29 Johnson St RICHMOND 3121	\$1,595,000	20/03/2026
2	73 Stawell St RICHMOND 3121	\$1,730,000	21/02/2026
3	41 Coppin St RICHMOND 3121	\$1,615,000	11/02/2026

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: 06/06/2026 12:53



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Property Type: House
Land Size: 255 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,620,000 - \$1,680,000
Median House Price
 06/06/2025 - 05/06/2026: \$1,382,500

Comparable Properties



29 Johnson St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,595,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 370 sqm approx



73 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,730,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 201 sqm approx



41 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,615,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: House (Res)
Land Size: 204 sqm approx

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