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	

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$82	25,000 F	Property Type	Townhouse		Suburb	Richmond
Period - From 01/	/07/2024 to	30/06/2025		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	12 Lord St RICHMOND 3121	\$1,240,000	14/06/2025
2	25/8 Lord St RICHMOND 3121	\$1,158,000	22/05/2025
3	1/19 Manton St RICHMOND 3121	\$1,150,000	08/02/2025

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:	01/07/2025 16:03









Property Type: House (Res) **Land Size:** 83 sqm approx Agent Comments

Indicative Selling Price \$1,275,000 Median Townhouse Price 01/07/2024 - 30/06/2025: \$825,000

Comparable Properties



12 Lord St RICHMOND 3121 (REI)

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2

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2

Price: \$1,240,000

Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)

Agent Comments



25/8 Lord St RICHMOND 3121 (REI/VG)

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2



2



Price: \$1,158,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: Townhouse (Res)

Agent Comments



1/19 Manton St RICHMOND 3121 (REI)

2

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-3

Price: \$1,150,000 **Method:** Auction Sale **Date:** 08/02/2025

Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000





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