

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

12 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$825,000

Property Type

Townhouse

Suburb

Richmond

Period - From

19/05/2024

to

18/05/2025

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	8/31 York St RICHMOND 3121	\$1,200,000	01/03/2025
2	1/19 Manton St RICHMOND 3121	\$1,150,000	08/02/2025
3	54a Kent St RICHMOND 3121	\$1,192,000	26/11/2024

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:

19/05/2025 14:51



2
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

19/05/2024 - 18/05/2025: \$825,000

Comparable Properties



8/31 York St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,200,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)



1/19 Manton St RICHMOND 3121 (REI)

Agent Comments

2
 2
 1

Price: \$1,150,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)



54a Kent St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$1,192,000

Method: Private Sale

Date: 26/11/2024

Property Type: Townhouse (Single)

Land Size: 131 sqm approx

Account - Jellis Craig | P: 03 9428 3333