## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	4/6 Lord Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$598,500	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	15/10-12 Howard St RICHMOND 3121	\$440,000	08/05/2025
2	504/8 Howard St RICHMOND 3121	\$435,000	22/04/2025
3	901/1 Dyer St RICHMOND 3121	\$475,000	07/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 14:39









Property Type: Strata Unit/Flat **Agent Comments** 

**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** Year ending March 2025: \$598,500

## Comparable Properties



15/10-12 Howard St RICHMOND 3121 (REI)

Price: \$440,000 Method: Private Sale Date: 08/05/2025

Property Type: Apartment

**Agent Comments** 



504/8 Howard St RICHMOND 3121 (REI)





**Agent Comments** 

Price: \$435,000 Method: Private Sale Date: 22/04/2025

Property Type: Apartment



901/1 Dyer St RICHMOND 3121 (REI/VG)

Price: \$475,000 Method: Private Sale Date: 07/04/2025

Property Type: Apartment

**Agent Comments** 

Account - Jellis Craig | P: 03 9864 5000





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