

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 \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Richmond

Period - From 19/05/2025

to

18/05/2026

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	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:

19/05/2026 13:25



3
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Property Type: House (Res)

Land Size: 253 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

19/05/2025 - 18/05/2026: \$1,375,000

Comparable Properties



29 Johnson St RICHMOND 3121 (REI)

Agent Comments

3
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 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
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 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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