

## 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

406/6 LORD STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

316/6 LORD STREET RICHMOND VIC 3121	\$555,000	07-Nov-25
416/1 DYER STREET RICHMOND VIC 3121	\$545,000	20-Jan-26
7A GRIFFITHS STREET RICHMOND VIC 3121	\$550,000	20-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 07 April 2026



**316/6 LORD STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

**\$555,000**

Sold Date **07-Nov-25**

Distance

**0km**



**416/1 DYER STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

**\$545,000**

Sold Date **20-Jan-26**

Distance

**0.31km**



**7A GRIFFITHS STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date **20-Mar-26**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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