

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

1/52A LYNDHURST STREET RICHMOND VIC 3121

Indicative selling price

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

Single Price

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2025

to

28 Feb 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

12/16 GOODWOOD STREET RICHMOND VIC 3121	\$950,000	20-Nov-25
38 WHITE STREET CREMORNE VIC 3121	\$950,000	30-Sep-25
2/4 THE VAUCLUSE RICHMOND VIC 3121	\$1,000,000	18-Oct-25

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: 21 March 2026



**12/16 GOODWOOD STREET
RICHMOND VIC 3121**

2 1 1

Sold Price

\$950,000

Sold Date **20-Nov-25**

Distance

0.62km



**38 WHITE STREET CREMORNE VIC
3121**

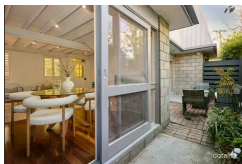
2 1 1

Sold Price

Sold Date **30-Sep-25**

Distance

0.85km



**2/4 THE VAUCLUSE RICHMOND
VIC 3121**

2 1 1

Sold Price

\$1,000,000

Sold Date **18-Oct-25**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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