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	203 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $1,380,000 Property Type House Suburb Richmond

Period - From 01/10/2024 to 31/12/2024 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	Price	Date of sale
1	2a Copelen St SOUTH YARRA 3141	$2,900,000	01/12/2024
2	246d Domain Rd SOUTH YARRA 3141	$2,610,000	30/11/2024
3	68 Grey St EAST MELBOURNE 3002	$2,500,000	02/11/2024

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: 27/03/2025 13:45

203 Lennox Street, Richmond Vic 3121

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



4 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
December quarter 2024: $1,380,000

Comparable Properties



2a Copelen St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $2,900,000
Method: Private Sale
Date: 01/12/2024
Property Type: House
Land Size: 232 sqm approx

Agent Comments



246d Domain Rd SOUTH YARRA 3141 (REI)

3 3 2

Price: $2,610,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments



68 Grey St EAST MELBOURNE 3002 (REI/VG)

4 2 -

Price: $2,500,000
Method: Private Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 136 sqm approx

Agent Comments

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