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	22/8 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $950,000 Property Type Townhouse Suburb Richmond

Period - From 18/03/2025 to 17/03/2026 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	5/25-27 Garfield St RICHMOND 3121	$1,085,000	28/02/2026
2	710/627 Victoria St ABBOTSFORD 3067	$1,150,000	09/02/2026
3	13/60 Glass St RICHMOND 3121	$1,000,000	31/01/2026

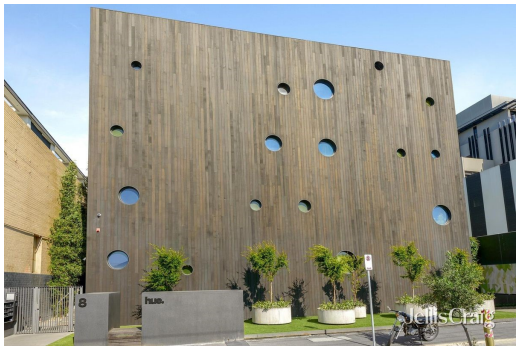
OR

~~**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: 18/03/2026 09:25

22/8 Lord Street, Richmond Vic 3121

JellisCraig



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
18/03/2025 - 17/03/2026: $950,000

Comparable Properties



5/25-27 Garfield St RICHMOND 3121 (REI)

2 1 2

Price: $1,085,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments

710/627 Victoria St ABBOTSFORD 3067 (REI)

2 2 2

Price: $1,150,000
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment

Agent Comments



13/60 Glass St RICHMOND 3121 (REI)

2 2 1

Price: $1,000,000
Method: Auction Sale
Date: 31/01/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

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