

# 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

17/1 Lyndhurst 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)

Single price

\$1,075,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2026

to

31/03/2026

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	3/64-68 Regent St RICHMOND 3121	\$1,050,000	07/02/2026
2	1/80 Cutter St RICHMOND 3121	\$1,070,000	28/03/2026
3	24 Cameron St RICHMOND 3121	\$1,090,000	13/03/2026

**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:

20/04/2026 12:36

17/1 Lyndhurst Street, Richmond Vic 3121

Daniel Atsis  
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0408 556 927  
daniel.atsis@belleproperty.com



 2  2  1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,075,000

**Median House Price**

March quarter 2026: \$1,450,000

## Comparable Properties



**3/64-68 Regent St RICHMOND 3121 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** Townhouse (Res)



**1/80 Cutter St RICHMOND 3121 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Townhouse (Res)



**24 Cameron St RICHMOND 3121 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,090,000

**Method:** Sold Before Auction

**Date:** 13/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 288 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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