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: 62 Lambert Street, Richmond Vic 3121

Indicative selling price

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

Single price: $1,550,000

Median sale price

Median price: $1,420,000 Property Type: House Suburb: Richmond

Period - From: 01/04/2024 to: 31/03/2025 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	64 Yarra Blvd RICHMOND 3121	$1,725,000	12/05/2025
2	2/28 Abinger St RICHMOND 3121	$1,560,000	26/03/2025
3	1111/162 Albert St EAST MELBOURNE 3002	$1,600,000	01/03/2025

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: 05/06/2025 09:34

CONSUMER AFFAIRS VICTORIA