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<br>Including suburb and postcode | 12 Lyndhurst Street, Richmond Vic 3121 |

## Indicative selling price

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

Single price $1,250,000

## 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 | 34 Highett St RICHMOND 3121 | $1,210,000 | 13/06/2026 |
| 2 | 24 Richmond Tce RICHMOND 3121 | $1,225,000 | 31/01/2026 |
| 3 | 8 James St RICHMOND 3121 | $1,260,000 | 18/02/2026 |

**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: 14/06/2026 13:16

# 12 Lyndhurst Street, Richmond Vic 3121

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2 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,250,000
**Median House Price**
March quarter 2026: $1,450,000

## Comparable Properties



**34 Highett St RICHMOND 3121 (REI)**

2 1 1

**Price:** $1,210,000
**Method:** Auction Sale
**Date:** 13/06/2026
**Property Type:** House (Res)
**Land Size:** 164 sqm approx

Agent Comments



**24 Richmond Tce RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $1,225,000
**Method:** Private Sale
**Date:** 31/01/2026
**Property Type:** House
**Land Size:** 133 sqm approx

Agent Comments



**8 James St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $1,260,000
**Method:** Sold Before Auction
**Date:** 18/02/2026
**Property Type:** House (Res)
**Land Size:** 137 sqm approx

Agent Comments



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