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	126 Lennox 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 $1,330,000 Property Type House Suburb Richmond

Period - From 01/10/2025 to 31/12/2025 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	38 Peers St RICHMOND 3121	$1,028,000	25/10/2025
2	122 Perry St COLLINGWOOD 3066	$1,050,000	29/10/2025
3	32 Raphael St ABBOTSFORD 3067	$1,070,000	15/10/2025

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: 20/02/2026 16:24

126 Lennox Street, Richmond Vic 3121



3 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2025: $1,330,000

Comparable Properties



38 Peers St RICHMOND 3121 (REI/VG)

3 1 -

Price: $1,028,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments



122 Perry St COLLINGWOOD 3066 (REI/VG)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 230 sqm approx

Agent Comments



32 Raphael St ABBOTSFORD 3067 (REI/VG)

3 1 2

Price: $1,070,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 210 sqm approx

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899

REIV THE DIFFERENCE

propertydata.com.au

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