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	11/70 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between $330,000 & $363,000

Median sale price

Median price $593,000 Property Type Unit Suburb Richmond

Period - From 13/08/2025 to 12/08/2026 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	4/361 Church St RICHMOND 3121	$340,000	14/07/2026
2	501/174 Burnley St RICHMOND 3121	$360,000	10/07/2026
3	11/244 Mary St RICHMOND 3121	$350,000	08/07/2026

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: 13/08/2026 16:38

11/70 Lyndhurst Street, Richmond Vic 3121

JellisCraig

Greg Bowring
0400 641 580
gregbowring@jelliscraig.com.au



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000 - $363,000
Median Unit Price
13/08/2025 - 12/08/2026: $593,000

Comparable Properties



4/361 Church St RICHMOND 3121 (REI)

1 1 -

Price: $340,000
Method: Private Sale
Date: 14/07/2026
Property Type: Apartment

Agent Comments



501/174 Burnley St RICHMOND 3121 (REI/VG)

1 1 -

Price: $360,000
Method: Private Sale
Date: 10/07/2026
Property Type: Apartment

Agent Comments



11/244 Mary St RICHMOND 3121 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 08/07/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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