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	15/1-5 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $844,000 Property Type Townhouse Suburb Richmond

Period - From 19/12/2023 to 18/12/2024 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	6/1-5 Lyndhurst St RICHMOND 3121	$1,088,000	07/12/2024
2	4/5 Stillman St RICHMOND 3121	$925,000	25/10/2024
3	5/7 Sanders Pl RICHMOND 3121	$970,000	01/10/2024

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: 19/12/2024 14:12

15/1-5 Lyndhurst Street, Richmond Vic 3121



2 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Townhouse Price
19/12/2023 - 18/12/2024: $844,000

Comparable Properties



6/1-5 Lyndhurst St RICHMOND 3121 (REI)

3 2 2

Price: $1,088,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments



4/5 Stillman St RICHMOND 3121 (REI/VG)

2 2 1

Price: $925,000
Method: Private Sale
Date: 25/10/2024
Property Type: Townhouse (Res)

Agent Comments



5/7 Sanders Pl RICHMOND 3121 (REI/VG)

2 2 1

Price: $970,000
Method: Private Sale
Date: 01/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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