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	6/2-8 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between $540,000 & $580,000

Median sale price

Median price $562,500 Property Type Unit Suburb Richmond

Period - From 01/01/2025 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	913/14 David St RICHMOND 3121	$575,000	27/03/2025
2	705/32 Bosisto St RICHMOND 3121	$575,000	22/01/2025
3	28/70A Church St HAWTHORN 3122	$550,000	07/12/2024

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: 17/04/2025 13:19

6/2-8 Lyndhurst Street, Richmond Vic 3121

Walter Summons
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$540,000 - $580,000
Median Unit Price
March quarter 2025: $562,500

Comparable Properties



913/14 David St RICHMOND 3121 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Agent Comments



705/32 Bosisto St RICHMOND 3121 (VG)

2 - -

Price: $575,000
Method: Sale
Date: 22/01/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



28/70A Church St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $550,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit

Agent Comments

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