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	25/8 Lord Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,158,000

Median sale price

Median price $825,000 Property Type Townhouse Suburb Richmond

Period - From 23/05/2024 to 22/05/2025 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	2/80 Cutter St RICHMOND 3121	$1,115,000	09/04/2025
2	5/77 Nicholson St ABBOTSFORD 3067	$1,150,000	29/11/2024
3	54a Kent St RICHMOND 3121	$1,192,000	26/11/2024

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: 23/05/2025 16:44

25/8 Lord Street, Richmond Vic 3121



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,158,000
Median Townhouse Price
23/05/2024 - 22/05/2025: $825,000

Comparable Properties



2/80 Cutter St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,115,000
Method: Sold Before Auction
Date: 09/04/2025
Property Type: Townhouse (Single)

Agent Comments



5/77 Nicholson St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $1,150,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: Apartment

Agent Comments



54a Kent St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,192,000
Method: Private Sale
Date: 26/11/2024
Property Type: Townhouse (Single)
Land Size: 131 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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