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	72 Lincoln Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,457,500 Property Type House Suburb Richmond

Period - From 01/10/2024 to 30/09/2025 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	3/80 Cutter St RICHMOND 3121	$1,155,000	01/10/2025
2	24 Wertheim St RICHMOND 3121	$1,200,000	09/09/2025
3	1/19-23 Palmer St RICHMOND 3121	$1,275,000	04/07/2025

OR

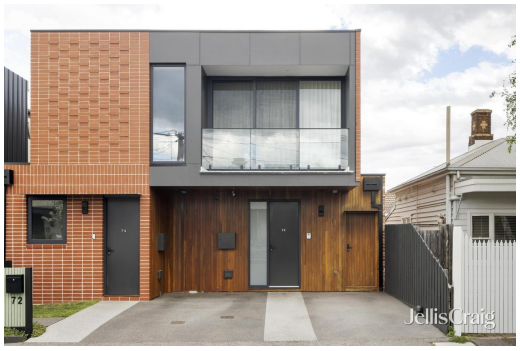
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 24/10/2025 14:48

72 Lincoln Street, Richmond Vic 3121

JellisCraig

Chantelle Squire
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2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2025: $1,457,500

Comparable Properties



3/80 Cutter St RICHMOND 3121 (REI)

2 2 1

Price: $1,155,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)

Agent Comments



24 Wertheim St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 09/09/2025
Property Type: Townhouse (Res)
Land Size: 83 sqm approx

Agent Comments



1/19-23 Palmer St RICHMOND 3121 (REI)

2 1 2

Price: $1,275,000
Method: Sold Before Auction
Date: 04/07/2025
Property Type: Townhouse (Res)

Agent Comments

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