

# 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

84 Lyndhurst Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,695,000

### Median sale price

Median price \$1,410,000

Property Type House

Suburb Richmond

Period - From 04/03/2025

to 03/03/2026

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	70 Edinburgh St RICHMOND 3121	\$2,610,000	22/11/2025
2	294 Lennox St RICHMOND 3121	\$2,770,000	11/10/2025
3	41 Lyndhurst St RICHMOND 3121	\$2,700,000	23/09/2025

**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:

04/03/2026 20:28



 4   
  2   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,695,000

**Median House Price**

04/03/2025 - 03/03/2026: \$1,410,000

## Comparable Properties



**70 Edinburgh St RICHMOND 3121 (REI)**

Agent Comments

 4   
  1   
  -

**Price:** \$2,610,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 567 sqm approx



**294 Lennox St RICHMOND 3121 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$2,770,000

**Method:** Private Sale

**Date:** 11/10/2025

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 197 sqm approx



**41 Lyndhurst St RICHMOND 3121 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 23/09/2025

**Property Type:** House (Res)

**Land Size:** 109 sqm approx

Account - Marshall White | P: 03 9822 9999