

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

1/52A LYNDHURST STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

38 WHITE STREET CREMORNE VIC 3121	\$950,000	30-Sep-25
24/16 GOODWOOD STREET RICHMOND VIC 3121	\$935,000	04-Sep-25
1 MOLLISON STREET ABBOTSFORD VIC 3067	\$985,000	14-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 25 February 2026



38 WHITE STREET CREMORNE VIC 3121

Sold Price

\$950,000

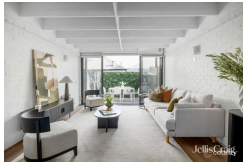
Sold Date

30-Sep-25

 2  1  1

Distance

0.85km



24/16 GOODWOOD STREET RICHMOND VIC 3121

Sold Price

\$935,000

Sold Date

04-Sep-25

 2  1  1

Distance

0.62km



1 MOLLISON STREET ABBOTSFORD VIC 3067

Sold Price

\$985,000

Sold Date

14-Nov-25

 2  1  1

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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