

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

406/6 LORD 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2025

to

28 Feb 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

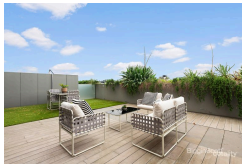
Date of sale

315/6 LORD STREET RICHMOND VIC 3121	\$588,000	09-Oct-25
209/59 COPPIN STREET RICHMOND VIC 3121	\$534,000	29-Oct-25
16/2A BROUGHAM STREET RICHMOND VIC 3121	\$525,000	15-Feb-26

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: 06 March 2026



315/6 LORD STREET RICHMOND VIC 3121

1 1 1

Sold Price

\$588,000

Sold Date **09-Oct-25**

Distance

0km



209/59 COPPIN STREET RICHMOND VIC 3121

1 1 1

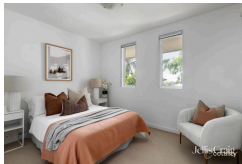
Sold Price

\$534,000

Sold Date **29-Oct-25**

Distance

0.07km



16/2A BROUGHAM STREET RICHMOND VIC 3121

1 1 1

Sold Price

^{RS} **\$525,000**

Sold Date **15-Feb-26**

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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