

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

22/8 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$932,500

Property Type Townhouse

Suburb Richmond

Period - From 24/02/2025

to 23/02/2026

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	72 Lincoln St RICHMOND 3121	\$1,200,000	05/12/2025
2	3/80 Cutter St RICHMOND 3121	\$1,155,000	01/10/2025
3	3/77 York St RICHMOND 3121	\$1,175,000	28/08/2025

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:

24/02/2026 13:38



 2
  2
  2

Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Townhouse Price
 24/02/2025 - 23/02/2026: \$932,500

Comparable Properties



72 Lincoln St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$1,200,000
Method: Private Sale
Date: 05/12/2025
Property Type: Townhouse (Res)
Land Size: 222 sqm approx



3/80 Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  2
  1

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



3/77 York St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$1,175,000
Method: Private Sale
Date: 28/08/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9428 3333



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