

# 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

203 Lennox 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)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Richmond

Period - From 01/10/2024 to 31/12/2024 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	18 Hope St SOUTH YARRA 3141	\$2,675,000	26/11/2024
2	68 Grey St EAST MELBOURNE 3002	\$2,500,000	02/11/2024
3	7 Tudor St RICHMOND 3121	\$2,850,000	21/09/2024

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:

26/02/2025 10:56



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**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 372.164 sqm approx  
[Agent Comments](#)

## Comparable Properties



**18 Hope St SOUTH YARRA 3141 (REI/VG)**

[Agent Comments](#)

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**Price:** \$2,675,000  
**Method:** Private Sale  
**Date:** 26/11/2024  
**Property Type:** House  
**Land Size:** 209 sqm approx



**68 Grey St EAST MELBOURNE 3002 (REI/VG)**

[Agent Comments](#)

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**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 02/11/2024  
**Property Type:** House (Res)  
**Land Size:** 136 sqm approx



**7 Tudor St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

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**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 307 sqm approx