

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

1/17-19 LAMBERT 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2025

to

31 Jul 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

12/163-167 GIPPS STREET ABBOTSFORD VIC 3067	\$500,000	28-Jun-26
14/47 DAVISON STREET RICHMOND VIC 3121	\$515,000	09-Jun-26
8 GROSVENOR STREET ABBOTSFORD VIC 3067	\$480,000	04-Jun-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: 11 August 2026

Anthony Molinaro
P 0398942044
M 0411061796
E anthony.molinaro@obre.com.au



**12/163-167 GIPPS STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$500,000** Sold Date **28-Jun-26**

Distance **1.11km**



**14/47 DAVISON STREET
RICHMOND VIC 3121**

 2  1  1

Sold Price **\$515,000** Sold Date **09-Jun-26**

Distance **0.49km**



**8 GROSVENOR STREET
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price ^{RS} **\$480,000** Sold Date **04-Jun-26**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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