Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	4/199 Lennox Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$650,000	&	\$670,000
--	---------------	-----------	---	-----------

Median sale price

Median price	\$598,500	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/04/2024	to	31/03/2025		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

	areas or comparable property	1 1100	Date of Sale
1	5/2-6 Docker St RICHMOND 3121	\$682,000	07/02/2025
2	10/2 Docker St RICHMOND 3121	\$637,000	27/11/2024
3	9/199a Lennox St RICHMOND 3121	\$647,500	23/11/2024

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:	30/04/2025 16:41



Date of sale



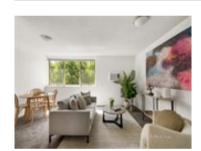




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$650,000 - \$670,000 **Median Unit Price** Year ending March 2025: \$598.500

Comparable Properties



5/2-6 Docker St RICHMOND 3121 (REI)

Price: \$682,000

Method: Sold Before Auction

Date: 07/02/2025

Property Type: Apartment

Agent Comments



10/2 Docker St RICHMOND 3121 (REI/VG)

2







Agent Comments

Agent Comments

Price: \$637,000 Method: Private Sale Date: 27/11/2024

Property Type: Apartment

9/199a Lennox St RICHMOND 3121 (REI/VG)





Price: \$647,500 Method: Auction Sale

Date: 23/11/2024 Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.