

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

4/199 Lennox Street, Richmond Vic 3121

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 Property 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	Price	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



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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)

Agent Comments

2 1 1

Price: \$682,000

Method: Sold Before Auction

Date: 07/02/2025

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$637,000

Method: Private Sale

Date: 27/11/2024

Property Type: Apartment



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

Agent Comments

2 1 -

Price: \$647,500

Method: Auction Sale

Date: 23/11/2024

Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255