

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

6/2-8 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$562,500 Property Type Unit Suburb Richmond

Period - From 01/01/2025 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	913/14 David St RICHMOND 3121	\$575,000	27/03/2025
2	705/32 Bosisto St RICHMOND 3121	\$575,000	22/01/2025
3	28/70A Church St HAWTHORN 3122	\$550,000	07/12/2024

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:

17/04/2025 13:19

6/2-8 Lyndhurst Street, Richmond Vic 3121



Walter Summons

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Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

March quarter 2025: \$562,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



913/14 David St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$575,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment



705/32 Bosisto St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$575,000

Method: Sale

Date: 22/01/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



28/70A Church St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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