

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

7/44 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between \$320,000

&

\$350,000

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.

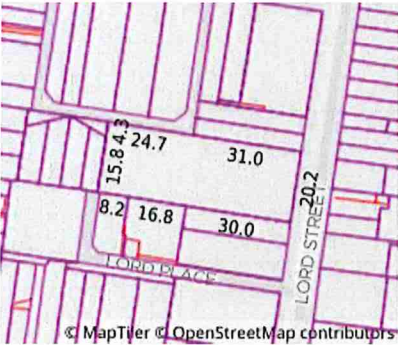
	Address of comparable property	Price	Date of sale
1	1/270 Burnley St RICHMOND 3121	\$330,000	13/02/2025
2	6/81 Lord St RICHMOND 3121	\$325,000	12/02/2025
3	12/27 Somerset St RICHMOND 3121	\$340,000	12/11/2024

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:

29/04/2025 16:13



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
Year ending March 2025: \$598,500

Comparable Properties



1/270 Burnley St RICHMOND 3121 (VG) Agent Comments
1 - -

Price: \$330,000
Method: Sale
Date: 13/02/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OVO Unit



6/81 Lord St RICHMOND 3121 (REI) Agent Comments
1 1 1

Price: \$325,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment



12/27 Somerset St RICHMOND 3121 (REI/VG) Agent Comments
1 1 1

Price: \$340,000
Method: Private Sale
Date: 12/11/2024
Property Type: Apartment

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153