

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

18 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,397,000 Property Type House Suburb Richmond

Period - From 01/04/2026 to 30/06/2026 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	12 Kent St RICHMOND 3121	\$930,000	12/08/2026
2	87 Egan St RICHMOND 3121	\$960,000	05/08/2026
3	22 Garfield St RICHMOND 3121	\$960,000	23/04/2026

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:

21/08/2026 12:43



Property Type: House (Previously Occupied - Detached)
Land Size: 145 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 June quarter 2026: \$1,397,000

Comparable Properties



12 Kent St RICHMOND 3121 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 12/08/2026
Rooms: 4
Property Type: House (Res)



87 Egan St RICHMOND 3121 (REI)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 05/08/2026
Property Type: House
Land Size: 175 sqm approx



22 Garfield St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 23/04/2026
Property Type: House (Res)
Land Size: 115 sqm approx