

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

159 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,380,000

&

\$1,450,000

Median sale price

Median price

\$1,435,000

Property Type

House

Suburb

Richmond

Period - From

01/01/2025

to

31/12/2025

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	353 Burnley St RICHMOND 3121	\$1,373,000	23/02/2026
2	37 Bowen St RICHMOND 3121	\$1,410,000	06/11/2025
3			

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:

27/02/2026 10:48



Rooms: 4

Property Type: House

Land Size: 307.967 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,450,000

Median House Price

Year ending December 2025: \$1,435,000

Comparable Properties



353 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,373,000

Method: Private Sale

Date: 23/02/2026

Property Type: House

Land Size: 210 sqm approx



37 Bowen St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,410,000

Method: Sold Before Auction

Date: 06/11/2025

Property Type: House (Res)

Land Size: 167 sqm approx

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.

Account - BigginScott | P: 03 9426 4000