

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

12/13 LAMBERT STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

2/52 BAKER STREET RICHMOND VIC 3121	\$341,000	11-Apr-26
17/52 BAKER STREET RICHMOND VIC 3121	\$375,000	02-May-26
8/27 SOMERSET STREET RICHMOND VIC 3121	\$372,500	10-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 17 June 2026



**2/52 BAKER STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price **\$341,000** Sold Date **11-Apr-26**

Distance **0.06km**



**17/52 BAKER STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price ^{RS} **\$375,000** Sold Date **02-May-26**

Distance **0.06km**



**8/27 SOMERSET STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price **\$372,500** Sold Date **10-Apr-26**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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