

# 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 Chapel Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,280,000 Property Type House Suburb Cremorne

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	43 Chestnut St CREMORNE 3121	\$1,100,000	28/02/2026
2	149 Lord St RICHMOND 3121	\$1,027,000	18/02/2026
3	231 Burnley St RICHMOND 3121	\$977,500	16/12/2025

**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:

13/03/2026 09:23

18 Chapel Street, Cremorne Vic 3121



 2  1  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending December 2025: \$1,280,000

## Comparable Properties



**43 Chestnut St CREMORNE 3121 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**149 Lord St RICHMOND 3121 (REI)**

Agent Comments

 2  1  -

**Price:** \$1,027,000

**Method:** Sold Before Auction

**Date:** 18/02/2026

**Property Type:** House (Res)

**Land Size:** 232 sqm approx



**231 Burnley St RICHMOND 3121 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$977,500

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 172 sqm approx

Account - RT Edgar Richmond



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