

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 412/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Cremorne

Period - From 01/10/2025 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 | 208/163 Cremorne St CREMORNE 3121 | \$700,000 | 23/11/2025 |
| 2 | 805/163 Cremorne St CREMORNE 3121 | \$685,000 | 31/10/2025 |
| 3 | 608/154 Cremorne St CREMORNE 3121 | \$695,000 | 22/10/2025 |

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.~~

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
December quarter 2025: \$690,000

Comparable Properties



208/163 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000
Method: Private Sale
Date: 23/11/2025
Property Type: Apartment



805/163 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$685,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment



608/154 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$695,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888