

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 913/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$627,000 Property Type Unit 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	3/2 Kipling St CREMORNE 3121	\$850,000	08/12/2025
2	1201/154 Cremorne St CREMORNE 3121	\$815,015	11/11/2025
3	413/381 Punt Rd CREMORNE 3121	\$810,000	02/10/2025

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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913/154 Cremorne Street, Cremorne Vic 3121



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending December 2025: \$627,000

Comparable Properties



3/2 Kipling St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 08/12/2025
Property Type: Apartment



1201/154 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$815,015
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment
Land Size: 5645 sqm approx



413/381 Punt Rd CREMORNE 3121 (VG)

Agent Comments



Price: \$810,000
Method: Sale
Date: 02/10/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - RT Edgar Richmond



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