

# 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 91 Wellington 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,330,000 Property Type House 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	48 Lyndhurst St RICHMOND 3121	\$1,085,000	14/02/2026
2	41 Glass St RICHMOND 3121	\$1,160,000	08/12/2025
3	11 Newry St RICHMOND 3121	\$1,150,000	15/11/2025

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: 18/02/2026 15:28



2   1   1

**Property Type:** House (Res)

**Land Size:** 140 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2025: \$1,330,000

## Comparable Properties



**48 Lyndhurst St RICHMOND 3121 (REI)**

Agent Comments

2   1   -

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)



**41 Glass St RICHMOND 3121 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 08/12/2025

**Property Type:** House (Res)

**Land Size:** 135 sqm approx



**11 Newry St RICHMOND 3121 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 152 sqm approx

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