

# 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 502/154 Cremorne 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 \$400,000 & \$440,000

### 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	204/381 Punt Rd CREMORNE 3121	\$436,500	12/12/2025
2	403/140 Swan St CREMORNE 3121	\$435,000	04/09/2025
3	301/154 Cremorne St CREMORNE 3121	\$431,000	29/08/2025

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: 04/02/2026 15:17



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending December 2025: \$627,000

## Comparable Properties

**204/381 Punt Rd CREMORNE 3121 (VG)**



Agent Comments

Superior aspect, similar building type

**Price:** \$436,500

**Method:** Sale

**Date:** 12/12/2025

**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit



**403/140 Swan St CREMORNE 3121 (REI/VG)**



Agent Comments

Superior in car space, similar size, similar building

**Price:** \$435,000

**Method:** Private Sale

**Date:** 04/09/2025

**Property Type:** Apartment

**301/154 Cremorne St CREMORNE 3121 (REI/VG)**



Agent Comments

Same building, same size

**Price:** \$431,000

**Method:** Private Sale

**Date:** 29/08/2025

**Property Type:** Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504