

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

1308/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$627,000

Property Type Unit

Suburb Cremorne

Period - From 01/10/2024

to 30/09/2025

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	1117/154 Cremorne St CREMORNE 3121	\$570,000	14/11/2025
2	1208/154 Cremorne St CREMORNE 3121	\$560,000	03/10/2025
3	405/18 Tanner St RICHMOND 3121	\$577,000	13/09/2025

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:

15/12/2025 10:33



1
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$585,000
Median Unit Price
 Year ending September 2025: \$627,000

Comparable Properties



1117/154 Cremorne St CREMORNE 3121 (REI)

Agent Comments

1
 1
 1

Price: \$570,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment



1208/154 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$560,000
Method: Private Sale
Date: 03/10/2025
Property Type: Apartment



405/18 Tanner St RICHMOND 3121 (REI)

Agent Comments

1
 1
 1

Price: \$577,000
Method: Expression of Interest
Date: 13/09/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000