

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

1117/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$591,000 Property Type Unit Suburb Cremorne

Period - From 15/10/2024 to 14/10/2025 Source Property Data

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	315/6 Lord St RICHMOND 3121	\$588,000	09/10/2025
2	405/18 Tanner St RICHMOND 3121	\$577,000	13/09/2025
3	609/8 Howard St RICHMOND 3121	\$559,000	05/09/2025

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: 15/10/2025 13:10



1 bed 1 bath 1 car

Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$560,000 - \$590,000
Median Unit Price
15/10/2024 - 14/10/2025: \$591,000

Comparable Properties



315/6 Lord St RICHMOND 3121 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$588,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: Apartment



405/18 Tanner St RICHMOND 3121 (REI) Agent Comments

1 bed 1 bath 1 car

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



609/8 Howard St RICHMOND 3121 (REI/VG) Agent Comments

1 bed 1 bath 1 car

Price: \$559,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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