

# 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 908/154 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 \$750,000 & \$820,000

### Median sale price

Median price \$680,000 Property Type Townhouse Suburb Cremorne

Period - From 05/03/2025 to 04/03/2026 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	1007/140 Swan St CREMORNE 3121	\$810,000	20/01/2026
2	1201/154 Cremorne St CREMORNE 3121	\$815,015	11/11/2025
3	1401/154 Cremorne St CREMORNE 3121	\$800,000	09/09/2025

**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: 05/03/2026 10:19



2   
 2   
 1

**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$820,000  
**Median Townhouse Price**  
 05/03/2025 - 04/03/2026: \$680,000

## Comparable Properties

**1007/140 Swan St CREMORNE 3121 (VG)**

Agent Comments

2   
 -   
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**Price:** \$810,000  
**Method:** Sale  
**Date:** 20/01/2026  
**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit



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

Agent Comments

2   
 2   
 1

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



**1401/154 Cremorne St CREMORNE 3121 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 09/09/2025  
**Property Type:** Apartment

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



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