

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

10 Huckerby Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,240,000 Property Type House Suburb Cremorne

Period - From 01/01/2024 to 31/12/2024 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	3 Bolger PI RICHMOND 3121	\$1,600,000	16/11/2024
2	3/20 Tyson St RICHMOND 3121	\$1,640,000	23/11/2024
3	57 Kent St RICHMOND 3121	\$1,711,000	01/03/2025

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:

11/03/2025 11:43

10 Huckerby Street, Cremorne Vic 3121

Daniel Atsis

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 3  2  3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2024: \$1,240,000

Comparable Properties



3 Bolger PI RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,600,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 179 sqm approx



3/20 Tyson St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,640,000

Method: Auction Sale

Date: 23/11/2024

Property Type: Townhouse (Res)

Land Size: 91 sqm approx



57 Kent St RICHMOND 3121 (REI)

Agent Comments

 3  2  1

Price: \$1,711,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Account - Belle Property Richmond | P: 03 9967 8899



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