

# 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

1007/140 Swan 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 \$800,000 & \$850,000

### Median sale price

Median price \$517,500 Property Type Unit Suburb Cremorne

Period - From 01/07/2025 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	3/49 Grange Rd TOORAK 3142	\$801,000	04/11/2025
2	1/97 Caroline St SOUTH YARRA 3141	\$821,000	14/06/2025
3	12/27 Rockley Rd SOUTH YARRA 3141	\$850,000	14/06/2025

**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: 17/11/2025 11:26

1007/140 Swan Street, Cremorne Vic 3121

Daniel Finlayson

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 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

September quarter 2025: \$517,500

## Comparable Properties



**3/49 Grange Rd TOORAK 3142 (REI)**

Agent Comments

 2  1  1

**Price:** \$801,000

**Method:** Sold Before Auction

**Date:** 04/11/2025

**Property Type:** Apartment



**1/97 Caroline St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$821,000

**Method:** Auction Sale

**Date:** 14/06/2025

**Property Type:** Apartment



**12/27 Rockley Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 14/06/2025

**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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