

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

1201/154 CREMORNE STREET CREMORNE VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Cremorne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1401/154 CREMORNE STREET CREMORNE VIC 3121	\$800,000	10-Sep-25
1107/154 CREMORNE STREET CREMORNE VIC 3121	\$715,000	04-Jun-25
312/154 CREMORNE STREET CREMORNE VIC 3121	\$675,000	24-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 23 October 2025

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**1401/154 CREMORNE STREET
CREMORNE VIC 3121**

2 2 1

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **10-Sep-25**

Distance **0km**



**1107/154 CREMORNE STREET
CREMORNE VIC 3121**

2 1 1

Sold Price **\$715,000** Sold Date **04-Jun-25**

Distance **0km**



**312/154 CREMORNE STREET
CREMORNE VIC 3121**

2 2 1

Sold Price **\$675,000** Sold Date **24-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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