

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

301/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$648,750

Property Type

Unit

Suburb

Cremorne

Period - From

01/07/2024

to

30/06/2025

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	3/10 Bosisto St RICHMOND 3121	\$400,401	03/04/2025
2	304/154 Cremorne St CREMORNE 3121	\$412,500	10/06/2025
3	15/18 Queens Rd MELBOURNE 3004	\$485,000	18/04/2025

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:

14/07/2025 10:34

301/154 Cremorne Street, Cremorne Vic 3121

Daniel Finlayson

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2025: \$648,750



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/10 Bosisto St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$400,401

Method: Private Sale

Date: 03/04/2025

Property Type: Unit



304/154 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$412,500

Method: Private Sale

Date: 10/06/2025

Property Type: Apartment



15/18 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 18/04/2025

Property Type: Apartment

Land Size: 65 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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