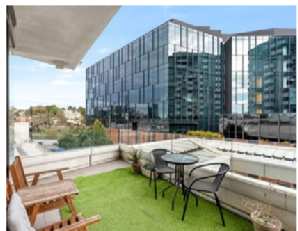
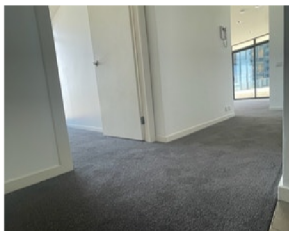
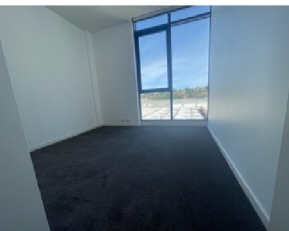




PROPERTY REPORT

Prepared on: 13 Aug 2025



303/163 Cremorne Street

Cremorne VIC 3121

2 2 1

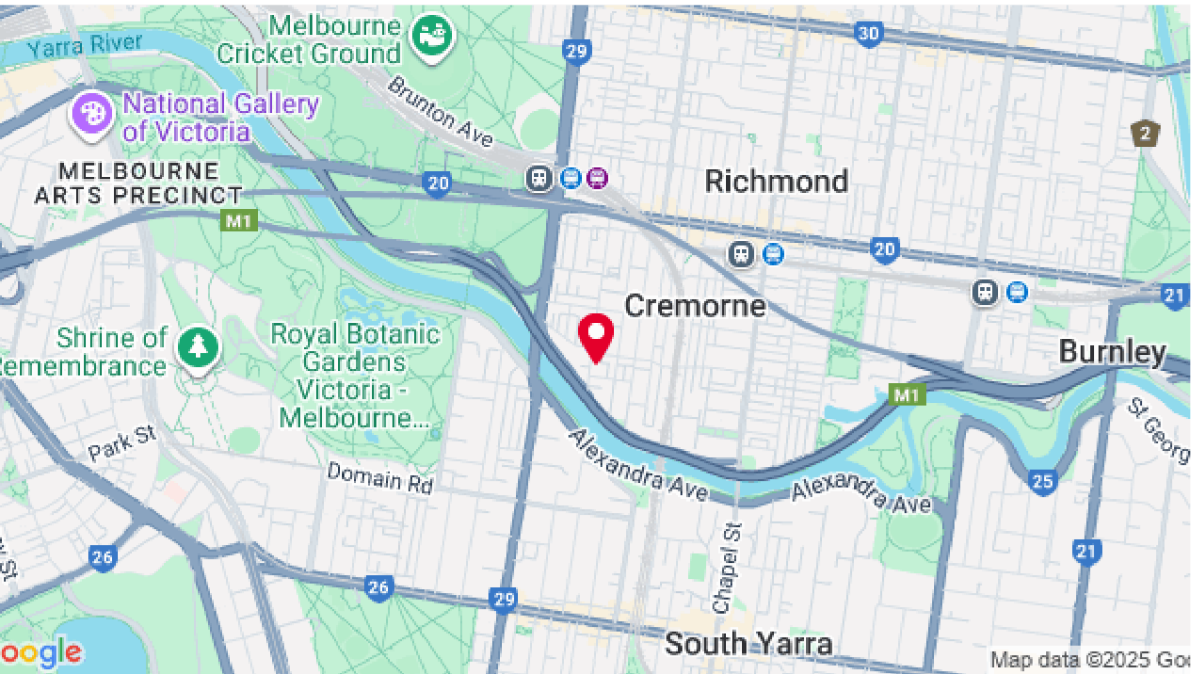
Land: 4408m²

Unit | Plan: PS523454 | Lot: B303

Joe Bonifazio
The Hopkins Group - MELBOURNE0425 859 943
jbonifazio@thehopkinsgroup.com.au



TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
17/01/2025	\$695 per week**	Leased	11 days
21/06/2024	\$680,000	No sale	418 days
10/08/2020	\$500 per week**	Leased	35 days
01/07/2014	\$520 per week**	Leased	34 days
12/08/2005	\$490,000	Sold	



SOLD PROPERTIES



312/154 Cremorne Street

Cremorne VIC 3121

\$675,000.

Last sold 24 Jul 2025

25 days on site

2 2 1 Land: 5645m² -

Price / m² - Year built -
Distance 0.0km Property type Unit



319/154 Cremorne Street

Cremorne VIC 3121

\$688,000.

Last sold 21 May 2025

72 days on site

2 2 2 Land: 5640m² -

Price / m² - Year built -
Distance 0.0km Property type Unit



812/154 Cremorne Street

Cremorne VIC 3121

\$690,000

Last sold 12 May 2025

34 days on site

2 2 1 Land: 5645m² -

Price / m² - Year built -
Distance 0.0km Property type Unit



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Cremorne market snapshot in the last 12 months

For 2 bed units in Cremorne. Trend data is calculated based on a rolling twelve month period.

Median sale price

\$690k

↑ Up 4.5% from this time last year

Sold volume

20

↓ Down 13% from this time last year

Price growth

4.5%

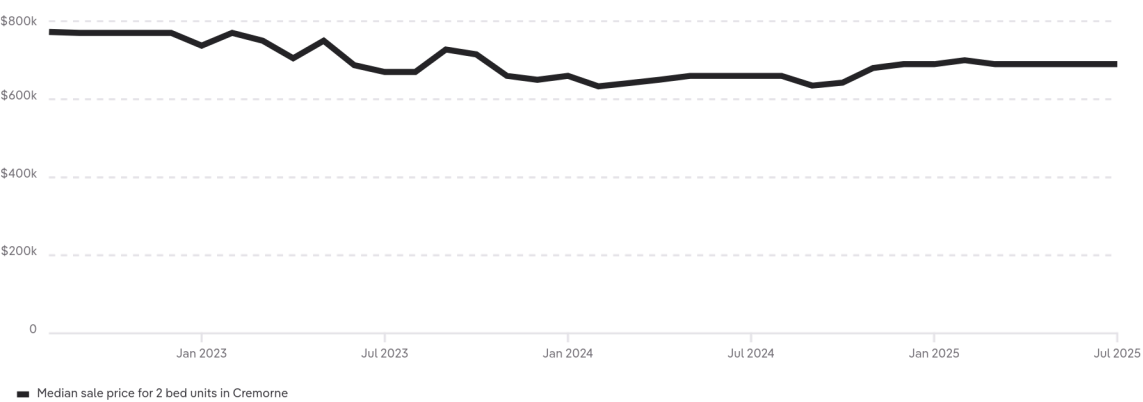
Median days on market

74 days

↑ Up 25.4% from this time last year

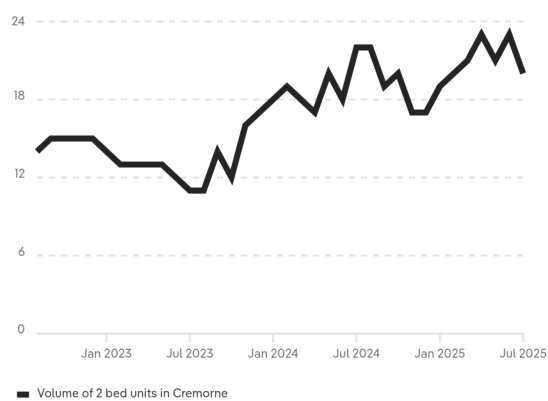
Median sale price - 3 year trend

Showing the median sale price of 2 bed units in Cremorne



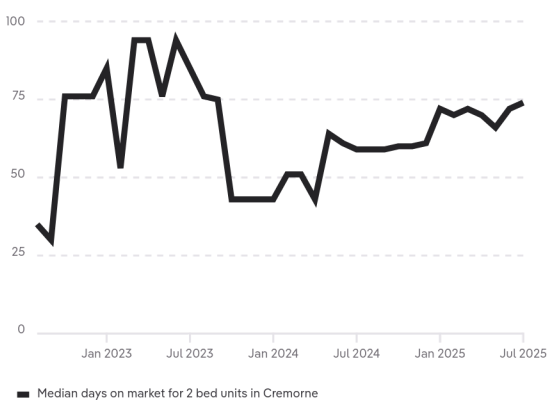
Properties sold - 3 year trend

Showing how many 2 bed units in Cremorne have sold



Median days on market - 3 year trend

Showing how long it takes 2 bed units in Cremorne to sell





Demand for similar properties

Market activity on realestate.com.au for 2 bed units in Cremorne

Potential buyers

236

↓ Down 1.7% from this time last week

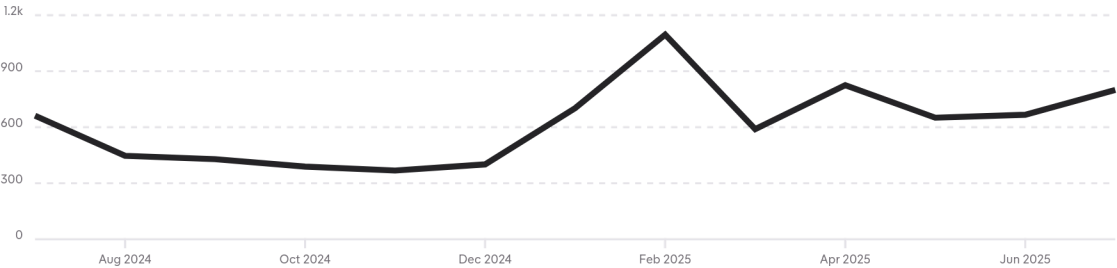
Similar for sale

3

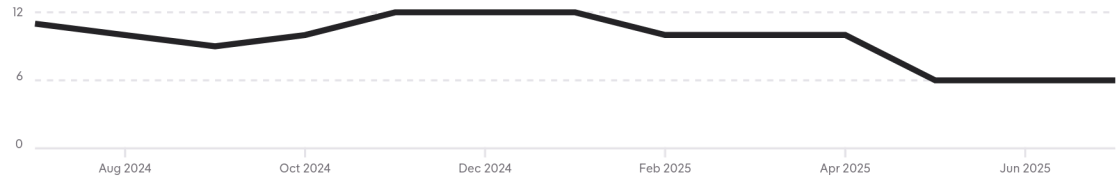
↓ Down 25% from this time last week

Potential buyers

Showing the number of people who are seriously interested in listings for 2 bed units in Cremorne on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

303/163 Cremorne Street

Cremorne VIC 3121

2 2 1 4408m² | Unit

\$700,000

MY SALE ESTIMATE



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*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

 PropTrack is part of  REA Group