

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

31 Green Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Cremorne

Period - From 01/10/2024

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	62 Gardner St RICHMOND 3121	\$1,346,000	06/11/2025
2	1 Madden Gr RICHMOND 3121	\$1,365,000	11/10/2025
3	299 Burnley St RICHMOND 3121	\$1,300,000	30/05/2025

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:

12/11/2025 11:33

31 Green Street, Cremorne Vic 3121



2 1 2

Property Type: House
Land Size: 219 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
Year ending September 2025: \$1,200,000

Comparable Properties



62 Gardner St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,346,000
Method: Auction Sale
Date: 06/11/2025
Property Type: House (Res)
Land Size: 161 sqm approx



1 Madden Gr RICHMOND 3121 (REI)

Agent Comments

2 2 -

Price: \$1,365,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)



299 Burnley St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$1,300,000
Method: Sale
Date: 30/05/2025
Property Type: House - Attached House N.E.C.
Land Size: 184 sqm approx

Account - RT Edgar Richmond



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