

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

310/140 SWAN 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

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Nov 2024

to

31 Oct 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

1107/154 CREMORNE STREET CREMORNE VIC 3121	\$715,000	04-Jun-25
5/43 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$700,000	11-Oct-25
101/5 KENNEDY AVENUE RICHMOND VIC 3121	\$700,000	17-Sep-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: 10 November 2025



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

2 1 1

Sold Price

\$715,000

Sold Date **04-Jun-25**

Distance **0.63km**



**5/43 ROCKLEY ROAD SOUTH
YARRA VIC 3141**

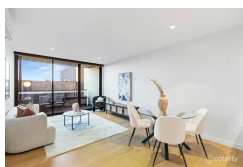
2 1 1

Sold Price

^{RS} **\$700,000**

Sold Date **11-Oct-25**

Distance **1.15km**



**101/5 KENNEDY AVENUE
RICHMOND VIC 3121**

2 1 -

Sold Price

Sold Date **17-Sep-25**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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