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
Single Price	between	\$690,000	Č.	\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Prop	rty type Unit		Suburb	Cremorne	
Period-from	01 Nov 2024	to	31 Oct 2	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





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

□ 1

₾ 1

= 2

Sold Price

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

0.63km Distance



5/43 ROCKLEY ROAD SOUTH YARRA VIC 3141

₽ 1

Sold Price

**\$700,000 Sold Date

11-Oct-25

Distance 1.15km



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

= 2

Sold Price

Sold Date 17-Sep-25

Distance 1.43km

RS = Recent sale

UN = Undisclosed Sale

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