

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

404/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price*

Median price

\$732,000

Property Type

Unit

Suburb

Cremorne

Period - From

19/09/2024

to

19/03/2025

Source

PDOL

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	401/154 Cremorne St CREMORNE 3121	\$715,000	30/01/2025
2	602/12 Yarra St SOUTH YARRA 3141	\$746,000	01/11/2024
3	312/6 Murphy St SOUTH YARRA 3141	\$769,000	11/11/2024

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:

19/03/2025 10:39

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 16 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

404/163 Cremorne Street, Cremorne Vic 3121

Daniel Finlayson

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price *

19/09/2024 - 19/03/2025: \$732,000

* Agent calculated median based on 16 sales

This advice does not form part of this Statement of Information *Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 16 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistical

Comparable Properties



401/154 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$715,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment



602/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$746,000

Method: Private Sale

Date: 01/11/2024

Property Type: Apartment

Land Size: 2238 sqm approx



312/6 Murphy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$769,000

Method: Private Sale

Date: 11/11/2024

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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