

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

917/154 CREMORNE 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

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

1208/154 CREMORNE STREET CREMORNE VIC 3121	\$560,000	03-Oct-25
616/154 CREMORNE STREET CREMORNE VIC 3121	\$505,175	25-Feb-25
406/163-165 CREMORNE STREET CREMORNE VIC 3121	\$539,000	16-May-24

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: 06 November 2025



**1208/154 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price ^{RS} **\$560,000** Sold Date **03-Oct-25**

Distance **0km**



**616/154 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price **\$505,175** Sold Date **25-Feb-25**

Distance **0km**



**406/163-165 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price **\$539,000** Sold Date **16-May-24**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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