

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

G06/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Cremorne

Period - From

11/09/2024

to

10/09/2025

Source

Property Data

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	908/229 Toorak Rd SOUTH YARRA 3141	\$440,000	05/09/2025
2	306/1 Railway Pl CREMORNE 3121	\$430,000	18/08/2025
3	213/35 Wilson St SOUTH YARRA 3141	\$424,000	11/08/2025

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:

11/09/2025 11:35



Emily Sayers
03 9426 4000
0404 988 850
esayers@bigginScott.com.au



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
11/09/2024 - 10/09/2025: \$625,000

Comparable Properties



908/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$440,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment



306/1 Railway Pl CREMORNE 3121 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment



213/35 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$424,000
Method: Private Sale
Date: 11/08/2025
Property Type: Apartment

