

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

613/163 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 \$620,000 Property Type Unit Suburb Cremorne

Period - From 03/09/2024 to 02/09/2025 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	306/1 Railway Pl CREMORNE 3121	\$430,000	18/08/2025
2	213/35 Wilson St SOUTH YARRA 3141	\$424,000	11/08/2025
3	312/205 Burnley St RICHMOND 3121	\$432,000	08/08/2025

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:

03/09/2025 09:34



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
03/09/2024 - 02/09/2025: \$620,000

Comparable Properties



306/1 Railway PI 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



312/205 Burnley St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$432,000
Method: Private Sale
Date: 08/08/2025
Property Type: Apartment