

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

143 Dover Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,212,500

Property Type House

Suburb Cremorne

Period - From 03/10/2024

to

02/10/2025

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	18 Hodgson Tce RICHMOND 3121	\$1,000,000	20/09/2025
2	124 Coppin St RICHMOND 3121	\$1,007,000	05/07/2025
3	29 Bell St RICHMOND 3121	\$1,048,000	06/06/2025

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:

03/10/2025 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
03/10/2024 - 02/10/2025: \$1,212,500

Comparable Properties



18 Hodgson Tce RICHMOND 3121 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 153 sqm approx



124 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,007,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 150 sqm approx



29 Bell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,048,000
Method: Sold Before Auction
Date: 06/06/2025
Property Type: House (Res)
Land Size: 140 sqm approx

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