### 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	143 Dover Street, Cremorne Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$1,212,500	Pro	perty Type H	ouse		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

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 comparableproperties 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









**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)

Price: \$1,000,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 153 sqm approx

**Agent Comments** 



124 Coppin St RICHMOND 3121 (REI)

2

Price: \$1,007,000 Method: Auction Sale



Date: 05/07/2025 Property Type: House (Res) Land Size: 150 sqm approx Agent Comments



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

Account - BigginScott | P: 03 9426 4000





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