

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

92 Chestnut Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Cremorne

Period - From 28/10/2024 to 27/10/2025 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	58 Bunting St RICHMOND 3121	\$900,000	25/10/2025
2	1161 Hoddle St EAST MELBOURNE 3002	\$900,000	11/09/2025
3	50 Jessie St CREMORNE 3121	\$986,500	21/05/2025

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:

28/10/2025 08:40



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
28/10/2024 - 27/10/2025: \$1,265,000

Comparable Properties



58 Bunting St RICHMOND 3121 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)



1161 Hoddle St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)



50 Jessie St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$986,500
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 184 sqm approx

Account - BigginScott | P: 03 9426 4000