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	92 Chestnut 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	\$900,000	&	\$990,000
			i

Median sale price

Median price	\$1,265,000	Pro	perty Type	House		Suburb	Cremorne
Period - From	28/10/2024	to	27/10/2025	S	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	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 comparableproperties 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)

2

Price: \$900,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res)

Agent Comments



1161 Hoddle St EAST MELBOURNE 3002 (REI)

2





Agent Comments

Price: \$900,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

50 Jessie St CREMORNE 3121 (REI/VG)

Price: \$986,500

Method: Sold Before Auction

Date: 21/05/2025

Property Type: House (Res) Land Size: 184 sqm approx **Agent Comments**

Account - BigginScott | P: 03 9426 4000





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