

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

Single price

\$930,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Cremorne

Period - From

24/11/2024

to

23/11/2025

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	82 Coppin St RICHMOND 3121	\$995,000	08/11/2025
2	58 Bunting St RICHMOND 3121	\$900,000	25/10/2025
3	6 Berry St RICHMOND 3121	\$929,000	13/10/2025

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:

24/11/2025 09:41



2 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$930,000

Median House Price
24/11/2024 - 23/11/2025: \$1,270,000

Comparable Properties



82 Coppin St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$995,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)



58 Bunting St RICHMOND 3121 (REI)

Agent Comments

2 1 -

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



6 Berry St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$929,000
Method: Private Sale
Date: 13/10/2025
Property Type: House