

# 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

223/140 Swan Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$575,000

### Median sale price

Median price

\$626,000

Property Type

Unit

Suburb

Cremorne

Period - From

13/11/2024

to

12/11/2025

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 | 1208/154 Cremorne St CREMORNE 3121 | \$560,000 | 03/10/2025   |
| 2 | 405/18 Tanner St RICHMOND 3121     | \$577,000 | 13/09/2025   |
| 3 | 5/84 Cutter St RICHMOND 3121       | \$545,000 | 06/08/2025   |

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:

13/11/2025 16:13



**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit  
[Agent Comments](#)

**Indicative Selling Price**  
\$575,000  
**Median Unit Price**  
13/11/2024 - 12/11/2025: \$626,000

## Comparable Properties



**1208/154 Cremorne St CREMORNE 3121 (REI/VG)**

[Agent Comments](#)



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** Apartment



**405/18 Tanner St RICHMOND 3121 (REI)**

[Agent Comments](#)



**Price:** \$577,000  
**Method:** Expression of Interest  
**Date:** 13/09/2025  
**Property Type:** Unit



**5/84 Cutter St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 06/08/2025  
**Property Type:** Apartment