

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

2 Kelso Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Cremorne

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	13 Hardy St SOUTH YARRA 3141	\$2,100,000	05/12/2025
2	108 Coppin St RICHMOND 3121	\$1,970,000	29/11/2025
3	1A Loughnan St RICHMOND 3121	\$2,200,000	30/08/2025

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: 16/01/2026 09:24



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2025: \$1,330,000

Comparable Properties



13 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$2,100,000
Method: Private Sale
Date: 05/12/2025
Property Type: House (Res)



108 Coppin St RICHMOND 3121 (REI)

Agent Comments

3 2 -

Price: \$1,970,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)



1A Loughnan St RICHMOND 3121 (REI/VG)

Agent Comments

4 3 2

Price: \$2,200,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 136 sqm approx

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