

# 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

38 Green 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)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,280,000 Property Type House Suburb Cremorne

Period - From 01/01/2025 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	231 Burnley St RICHMOND 3121	\$977,500	16/12/2025
2	82 Coppin St RICHMOND 3121	\$995,000	08/11/2025
3	130 Highett St RICHMOND 3121	\$991,000	25/10/2025

**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:

18/02/2026 10:56



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**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median House Price**

Year ending December 2025: \$1,280,000

## Comparable Properties



**231 Burnley St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$977,500

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 172 sqm approx



**82 Coppin St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 113 sqm approx



**130 Highett St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$991,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 137 sqm approx

Account - BigginScott | P: 03 9426 4000