

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

103/1-3 Railway Place, Cremorne Vic 3121

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Cremorne

Period - From 09/02/2025

to 08/02/2026

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	109/8 Garfield St RICHMOND 3121	\$620,000	03/02/2026
2	302/6 Kent St RICHMOND 3121	\$631,000	09/12/2025
3	103/7 Newry St RICHMOND 3121	\$612,000	11/10/2025

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:

09/02/2026 11:05



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$625,000

Median Unit Price

09/02/2025 - 08/02/2026: \$620,000

Comparable Properties



109/8 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment



302/6 Kent St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$631,000

Method: Private Sale

Date: 09/12/2025

Property Type: Apartment



103/7 Newry St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$612,000

Method: Private Sale

Date: 11/10/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000