

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

165 Cubitt Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,195,000 Property Type House Suburb Cremorne

Period - From 01/01/2026 to 31/03/2026 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	159 Lennox St RICHMOND 3121	\$1,225,000	12/05/2026
2	24 Sherwood St RICHMOND 3121	\$1,300,000	08/05/2026
3	17 Chestnut St CREMORNE 3121	\$1,375,000	18/04/2026

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:

20/05/2026 14:58



Property Type:
Divorce/Estate/Family Transfers
Land Size: 135 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2026: \$1,195,000

Comparable Properties



159 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,225,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 299 sqm approx



24 Sherwood St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: House (Res)



17 Chestnut St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000



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