

# 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 305/163 Cremorne 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 \$500,000 & \$520,000

### Median sale price

Median price \$672,500 Property Type Unit 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 | 1016/154 Cremorne St CREMORNE 3121 | \$562,500 | 18/05/2026   |
| 2 | 109/8 Howard st RICHMOND 3121      | \$518,000 | 24/04/2026   |
| 3 | 917/154 Cremorne St CREMORNE 3121  | \$555,000 | 21/01/2026   |

**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: 18/06/2026 09:13



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$520,000

**Median Unit Price**

March quarter 2026: \$672,500

## Comparable Properties



**1016/154 Cremorne St CREMORNE 3121 (REI)**

**Agent Comments**

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**Price:** \$562,500

**Method:** Private Sale

**Date:** 18/05/2026

**Property Type:** Apartment



**109/8 Howard st RICHMOND 3121 (REI/VG)**

**Agent Comments**

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**Price:** \$518,000

**Method:** Private Sale

**Date:** 24/04/2026

**Property Type:** Apartment



**917/154 Cremorne St CREMORNE 3121 (REI/VG)**

**Agent Comments**

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**Price:** \$555,000

**Method:** Private Sale

**Date:** 21/01/2026

**Property Type:** Apartment

**Account - BigginScott | P: 03 9426 4000**