

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

Range between

\$475,000

&

\$500,000

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	410/12 Coppin St RICHMOND 3121	\$500,000	26/05/2026
2	108/8 Howard St RICHMOND 3121	\$490,000	19/05/2026
3	102/2 Barnet Way RICHMOND 3121	\$500,000	06/05/2026

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:

01/07/2026 15:26



Property Type: Apartment

Agent Comments

Comparable Properties



410/12 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment

Land Size: 56 sqm approx



108/8 Howard St RICHMOND 3121 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 19/05/2026

Property Type: Apartment



102/2 Barnet Way RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment