

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

16 Chapel Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,262,500

Property Type House

Suburb Cremorne

Period - From 09/07/2025

to

08/07/2026

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	38 Chestnut St CREMORNE 3121	\$1,180,000	06/06/2026
2	38 Green St CREMORNE 3121	\$1,050,000	14/03/2026
3	11 Bliss St RICHMOND 3121	\$1,194,000	18/02/2026

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:

09/07/2026 10:43



Property Type:
Divorce/Estate/Family Transfers
Land Size: 129 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
09/07/2025 - 08/07/2026: \$1,262,500

Comparable Properties



38 Chestnut St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)



38 Green St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 117 sqm approx



11 Bliss St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,194,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 140 sqm approx

Account - BigginScott | P: 03 9426 4000