

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

705/1 Railway Place, Cremorne Vic 3121

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$648,000

Property Type Unit

Suburb Cremorne

Period - From 16/07/2025

to 15/07/2026

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	108/205 Burnley St RICHMOND 3121	\$625,000	15/06/2026
2	505A/609 Victoria St ABBOTSFORD 3067	\$618,000	01/06/2026
3	302/200 Toorak Rd SOUTH YARRA 3141	\$645,000	19/05/2026

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:

16/07/2026 08:55



Property Type: Apartment

Agent Comments

Comparable Properties



108/205 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 15/06/2026

Property Type: Apartment



505A/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$618,000

Method: Private Sale

Date: 01/06/2026

Property Type: Apartment



302/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 19/05/2026

Property Type: Apartment