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	311/163 Cremorne Street, Richmond Vic 3121

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $581,750 Property Type Unit Suburb Richmond

Period - From 01/04/2026 to 30/06/2026 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	24/69 Palmer St RICHMOND 3121	$680,000	16/07/2026
2	617/253 Bridge Rd RICHMOND 3121	$675,000	09/07/2026
3	212/172 Lennox St RICHMOND 3121	$700,000	29/05/2026

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: 06/08/2026 08:46

311/163 Cremorne Street, Richmond Vic 3121

Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median Unit Price
June quarter 2026: $581,750

Comparable Properties



24/69 Palmer St RICHMOND 3121 (REI)

2 2 1

Price: $680,000
Method: Private Sale
Date: 16/07/2026
Property Type: Apartment

Agent Comments



617/253 Bridge Rd RICHMOND 3121 (REI)

2 2 1

Price: $675,000
Method: Private Sale
Date: 09/07/2026
Property Type: Apartment

Agent Comments



212/172 Lennox St RICHMOND 3121 (REI)

2 2 1

Price: $700,000
Method: Private Sale
Date: 29/05/2026
Property Type: Apartment

Agent Comments

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