

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

312/381 Punt Road, Cremorne Vic 3121

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$648,750

Property Type

Unit

Suburb

Cremorne

Period - From

01/07/2024

to

30/06/2025

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	305/172 Lennox St RICHMOND 3121	\$640,000	21/07/2025
2	101/8 Bond St SOUTH YARRA 3141	\$647,000	30/06/2025
3	314/381 Punt Rd CREMORNE 3121	\$625,000	23/02/2025

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:

06/08/2025 11:20



Property Type:
Agent Comments

Indicative Selling Price
\$595,000
Median Unit Price
Year ending June 2025: \$648,750

Comparable Properties



305/172 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment



101/8 Bond St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$647,000
Method: Private Sale
Date: 30/06/2025
Property Type: Unit

314/381 Punt Rd CREMORNE 3121 (VG)

Agent Comments



Price: \$625,000
Method: Sale
Date: 23/02/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit