

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

306/1 RAILWAY PLACE CREMORNE VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

310/381 PUNT ROAD CREMORNE VIC 3121	\$420,000	09-May-25
302/8 HOWARD STREET RICHMOND VIC 3121	\$410,000	29-May-25
228/253 BRIDGE ROAD RICHMOND VIC 3121	\$440,000	15-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 09 July 2025



310/381 PUNT ROAD CREMORNE VIC 3121

1 1 1

Sold Price

\$420,000

Sold Date **09-May-25**

Distance

0.57km



302/8 HOWARD STREET RICHMOND VIC 3121

1 1 1

Sold Price

\$410,000

Sold Date **29-May-25**

Distance

0.85km



228/253 BRIDGE ROAD RICHMOND VIC 3121

1 1 1

Sold Price

\$440,000

Sold Date **15-Apr-25**

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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