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	14 Balmain Street, Cremorne Vic 3121

Indicative selling price

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

Single price $1,575,000

Median sale price

Median price $680,000 Property Type Townhouse Suburb Cremorne

Period - From 04/03/2025 to 03/03/2026 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	43 Garden La SOUTH YARRA 3141	$1,470,000	22/11/2025
2	5k Clara St SOUTH YARRA 3141	$1,457,500	01/10/2025
3	6/27 Gibdon St BURNLEY 3121	$1,520,000	13/09/2025

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: 04/03/2026 15:20

14 Balmain Street, Cremorne Vic 3121

JellisCraig



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,575,000
Median Townhouse Price
04/03/2025 - 03/03/2026: $680,000

Comparable Properties



43 Garden La SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $1,470,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 77 sqm approx

Agent Comments



5k Clara St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $1,457,500
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)

Agent Comments

6/27 Gibdon St BURNLEY 3121 (VG)

3 - -

Price: $1,520,000
Method: Sale
Date: 13/09/2025
Property Type: Townhouse (Conjoined)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

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