

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

18 Balmain Street, Cremorne Vic 3121

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,195,000

Property Type

House

Suburb

Cremorne

Period - From

01/01/2026

to

31/03/2026

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	14 Balmain St CREMORNE 3121	\$1,545,000	11/03/2026
2	101/60 Glass St RICHMOND 3121	\$1,350,000	06/01/2026
3	5d Clara St SOUTH YARRA 3141	\$1,400,000	28/11/2025

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:

20/04/2026 16:46



3 1 3

Property Type: Townhouse (Single)

[Agent Comments](#)

Indicative Selling Price

\$1,495,000

Median House Price

March quarter 2026: \$1,195,000

Comparable Properties



14 Balmain St CREMORNE 3121 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,545,000

Method: Private Sale

Date: 11/03/2026

Property Type: Townhouse (Res)



101/60 Glass St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

3 3 2

Price: \$1,350,000

Method: Private Sale

Date: 06/01/2026

Property Type: Townhouse (Single)



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

[Agent Comments](#)

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 28/11/2025

Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000