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	404/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price*

Median price $732,000 Property Type Unit Suburb Cremorne

Period - From 19/09/2024 to 19/03/2025 Source PDOL

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	401/154 Cremorne St CREMORNE 3121	$715,000	30/01/2025
2	602/12 Yarra St SOUTH YARRA 3141	$746,000	01/11/2024
3	312/6 Murphy St SOUTH YARRA 3141	$769,000	11/11/2024

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: 19/03/2025 10:39

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 16 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

404/163 Cremorne Street, Cremorne Vic 3121

Daniel Finlayson
03 9967 8899
0430 110 348
daniel.finlayson@belleproperty.com



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price *
19/09/2024 - 19/03/2025: $732,000
* Agent calculated median based on 16 sales

This advice does not form part of this Statement of Information *Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 16 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistical

Comparable Properties



401/154 Cremorne St CREMORNE 3121 (REI/VG)

2 2 1

Price: $715,000
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment

Agent Comments



602/12 Yarra St SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $746,000
Method: Private Sale
Date: 01/11/2024
Property Type: Apartment
Land Size: 2238 sqm approx

Agent Comments



312/6 Murphy St SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $769,000
Method: Private Sale
Date: 11/11/2024
Property Type: Apartment

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.