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	47a Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Single price $1,120,000

Median sale price*

Median price		Property Type		Suburb	Cremorne
Period - From		to		Source	

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	46 Gibdon St BURNLEY 3121	$1,110,000	22/02/2025
2	6 The Crofts RICHMOND 3121	$1,117,500	30/11/2024
3	8 Francis St RICHMOND 3121	$1,125,000	19/02/2025

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: 07/04/2025 10:34

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

47a Wellington Street, Cremorne Vic 3121

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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,120,000
No median price available

This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



46 Gibdon St BURNLEY 3121 (REI)

2 1 -

Price: $1,110,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



6 The Crofts RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,117,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 100 sqm approx

Agent Comments



8 Francis St RICHMOND 3121 (REI)

2 1 -

Price: $1,125,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)

Agent Comments

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