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	301/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $648,750 Property Type Unit Suburb Cremorne

Period - From 01/07/2024 to 30/06/2025 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	3/10 Bosisto St RICHMOND 3121	$400,401	03/04/2025
2	304/154 Cremorne St CREMORNE 3121	$412,500	10/06/2025
3	15/18 Queens Rd MELBOURNE 3004	$485,000	18/04/2025

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: 14/07/2025 10:34

301/154 Cremorne Street, Cremorne Vic 3121

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



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending June 2025: $648,750

Comparable Properties



3/10 Bosisto St RICHMOND 3121 (REI/VG)

1 1 -

Price: $400,401
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

Agent Comments



304/154 Cremorne St CREMORNE 3121 (REI/VG)

1 1 -

Price: $412,500
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment

Agent Comments



15/18 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 -

Price: $485,000
Method: Private Sale
Date: 18/04/2025
Property Type: Apartment
Land Size: 65 sqm approx

Agent Comments

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