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	413/381 Punt Road, Cremorne Vic 3121

Indicative selling price

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

Range between $780,000 & $850,000

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	9/179 George St EAST MELBOURNE 3002	$780,000	09/07/2025
2	4/939 Punt Rd SOUTH YARRA 3141	$797,000	11/04/2025
3	501/172 Lennox St RICHMOND 3121	$830,000	27/08/2025

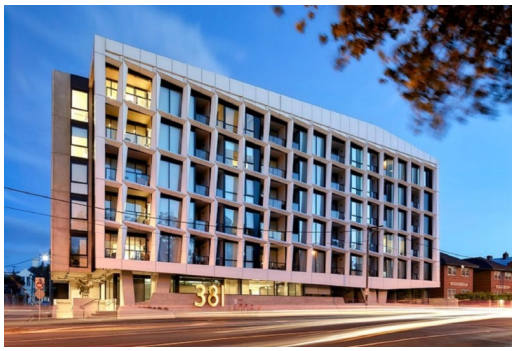
OR

~~**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: 12/09/2025 11:10

413/381 Punt Road, Cremorne Vic 3121

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2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending June 2025: $648,750

Comparable Properties



9/179 George St EAST MELBOURNE 3002 (REI/VG)

2 2 1

Price: $780,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

Agent Comments



4/939 Punt Rd SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $797,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: Apartment

Agent Comments



501/172 Lennox St RICHMOND 3121 (REI)

2 2 1

Price: $830,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment

Agent Comments

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