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	709/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $607,500 Property Type Unit Suburb Cremorne

Period - From 20/10/2024 to 19/10/2025 Source Property Data

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	1107/154 Cremorne St CREMORNE 3121	$715,000	04/06/2025
2	319/154 Cremorne St CREMORNE 3121	$688,000	21/05/2025
3	405/381 Punt Rd CREMORNE 3121	$670,000	05/05/2025

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: 20/10/2025 09:27

709/154 Cremorne Street, Cremorne Vic 3121



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
20/10/2024 - 19/10/2025: $607,500

Comparable Properties

1107/154 Cremorne St CREMORNE 3121 (VG)

2 - -

Agent Comments

Price: $715,000
Method: Sale
Date: 04/06/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



319/154 Cremorne St CREMORNE 3121 (REI/VG)

2 2 1

Agent Comments

Price: $688,000
Method: Private Sale
Date: 21/05/2025
Property Type: Apartment

405/381 Punt Rd CREMORNE 3121 (VG)

2 - -

Agent Comments

Price: $670,000
Method: Sale
Date: 05/05/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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