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	66 Green Street, Cremorne Vic 3121

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,325,000 Property Type House Suburb Cremorne

Period - From 01/07/2025 to 30/06/2026 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	31 Bowen St RICHMOND 3121	$1,415,000	17/07/2026
2	7 Gibdon St BURNLEY 3121	$1,500,000	10/07/2026
3	28 Loyola Gr BURNLEY 3121	$1,350,000	16/04/2026

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: 01/09/2026 10:56

66 Green Street, Cremorne Vic 3121



3 1 1

Property Type: House
Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending June 2026: $1,325,000

Comparable Properties



31 Bowen St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,415,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments



7 Gibdon St BURNLEY 3121 (REI/VG)

3 1 1

Price: $1,500,000
Method: Sold Before Auction
Date: 10/07/2026
Property Type: House (Res)
Land Size: 384 sqm approx

Agent Comments



28 Loyola Gr BURNLEY 3121 (REI/VG)

2 1 2

Price: $1,350,000
Method: Sold Before Auction
Date: 16/04/2026
Property Type: House (Res)
Land Size: 311 sqm approx

Agent Comments

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

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