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	805/140 Swan Street, Cremorne Vic 3121

Indicative selling price

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

Single price $520,000

Median sale price

Median price $625,000 Property Type Unit Suburb Cremorne

Period - From 25/02/2024 to 24/02/2025 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	407/8 Howard St RICHMOND 3121	$520,000	17/12/2024
2	829/631 Victoria St ABBOTSFORD 3067	$524,500	03/12/2024
3	501/631 Victoria St ABBOTSFORD 3067	$515,000	14/11/2024

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: 25/02/2025 10:19

805/140 Swan Street, Cremorne Vic 3121

Jay Price
0478 106 669
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000
Median Unit Price
25/02/2024 - 24/02/2025: $625,000

Comparable Properties



407/8 Howard St RICHMOND 3121 (REI/VG)

1 1 1

Price: $520,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment

Agent Comments

829/631 Victoria St ABBOTSFORD 3067 (VG)

1 - -

Price: $524,500
Method: Sale
Date: 03/12/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

501/631 Victoria St ABBOTSFORD 3067 (VG)

1 - -

Price: $515,000
Method: Sale
Date: 14/11/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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