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	6/100 Dover Street, Cremorne Vic 3121

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $618,000 Property Type Unit Suburb Cremorne

Period - From 01/01/2024 to 31/12/2024 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	25/2 New St RICHMOND 3121	$760,000	18/12/2024
2	27/16 Goodwood St RICHMOND 3121	$902,000	09/11/2024
3	27 Hyland St SOUTH YARRA 3141	$887,500	14/09/2024

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: 13/02/2025 15:32

6/100 Dover Street, Cremorne Vic 3121



2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
Year ending December 2024: $618,000

Comparable Properties



25/2 New St RICHMOND 3121 (REI)

2 1 1

Price: $760,000
Method: Auction Sale
Date: 18/12/2024
Property Type: Townhouse (Res)

Agent Comments



27/16 Goodwood St RICHMOND 3121 (REI/VG)

2 1 1

Price: $902,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)

Agent Comments



27 Hyland St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $887,500
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)
Land Size: 199 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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