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<br>Including suburb and postcode | 3/201 Dover Street, Cremorne Vic 3121 |

## Indicative selling price

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

Single price $850,000

## Median sale price

Median price $625,000 Property Type Townhouse Suburb Cremorne

Period - From 16/04/2024 to 15/04/2025 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 | 6/100 Dover St CREMORNE 3121 | $860,000 | 01/03/2025 |
| 2 | 192 Mary St RICHMOND 3121 | $861,000 | 27/02/2025 |
| 3 | 3/8 Egan St RICHMOND 3121 | $790,000 | 22/02/2025 |

**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: 16/04/2025 15:57

# 3/201 Dover Street, Cremorne Vic 3121



2 1 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$850,000
**Median Townhouse Price**
16/04/2024 - 15/04/2025: $625,000

## Comparable Properties



**6/100 Dover St CREMORNE 3121 (REI)**

2 1 2

**Price:** $860,000
**Method:** Auction Sale
**Date:** 01/03/2025
**Property Type:** Townhouse (Res)

Agent Comments



**192 Mary St RICHMOND 3121 (REI)**

2 1 1

**Price:** $861,000
**Method:** Private Sale
**Date:** 27/02/2025
**Property Type:** Townhouse (Single)

Agent Comments



**3/8 Egan St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $790,000
**Method:** Auction Sale
**Date:** 22/02/2025
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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