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	403/140 Swan Street, Cremorne VIC 3121

Indicative selling price

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

Range between $415,000 & $455,000

Median sale price

Median price $600,000 Property Type Unit Suburb Cremorne

Period - From 26/02/2025 to 25/08/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
209/2-10 McGoun Street Richmond VIC 3121	$420,000	30/07/2025
502/8 Howard Street Richmond VIC 3121	$435,000	29/05/2025
310/381 Punt Road Cremorne VIC 3121	$420,000	09/05/2025

This Statement of Information was prepared on: 26/08/2025