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	3/2 Kipling Street, Cremorne Vic 3121

Indicative selling price

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

Single price $870,000

Median sale price

Median price $517,500 Property Type Unit Suburb Cremorne

Period - From 01/07/2025 to 30/09/2025 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	7/16 Goodwood St RICHMOND 3121	$900,000	29/08/2025
2	501/172 Lennox St RICHMOND 3121	$830,000	21/08/2025
3	907/1 Dyer St RICHMOND 3121	$887,500	26/06/2025

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: 07/11/2025 11:27

3/2 Kipling Street, Cremorne Vic 3121

JellisCraig

Julie Susnjara
9387 5888
0408 006 662
juliesusnjara@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$870,000
Median Unit Price
September quarter 2025: $517,500

Comparable Properties



7/16 Goodwood St RICHMOND 3121 (REI)

2 1 1

Price: $900,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment

Agent Comments



501/172 Lennox St RICHMOND 3121 (REI)

2 2 1

Price: $830,000
Method: Private Sale
Date: 21/08/2025
Property Type: Unit

Agent Comments



907/1 Dyer St RICHMOND 3121 (REI)

2 2 1

Price: $887,500
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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