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	2 Kelso Street, Cremorne Vic 3121

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $1,330,000 Property Type House Suburb Cremorne

Period - From 01/10/2025 to 31/12/2025 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	108 Coppin St RICHMOND 3121	$1,970,000	29/11/2025
2	62 Hunter St RICHMOND 3121	$1,975,000	08/11/2025
3	1A Loughnan St RICHMOND 3121	$2,200,000	30/08/2025

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: 09/02/2026 08:53

2 Kelso Street, Cremorne Vic 3121



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$2,100,000
Median House Price
December quarter 2025: $1,330,000

Comparable Properties

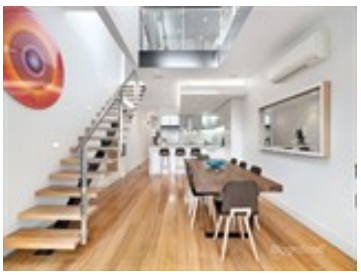


108 Coppin St RICHMOND 3121 (REI)

3 2 -

Price: $1,970,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)

Agent Comments



62 Hunter St RICHMOND 3121 (REI/VG)

3 3 1

Price: $1,975,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments



1A Loughnan St RICHMOND 3121 (REI/VG)

4 3 2

Price: $2,200,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 136 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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