

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

304/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between

\$398,000

&

\$435,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Cremorne

Period - From

01/04/2024

to

31/03/2025

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	3/10 Bosisto St RICHMOND 3121	\$400,401	03/04/2025
2			
3			

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:

02/05/2025 10:24



Joo Ming (JM) Lim
03 9889 8800
0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$398,000 - \$435,000

Median Unit Price

Year ending March 2025: \$635,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



3/10 Bosisto St RICHMOND 3121 (REI)

Agent Comments

1 1 -

Price: \$400,401
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

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.