

## 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

312/154 CREMORNE STREET CREMORNE VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

618/154 CREMORNE STREET CREMORNE VIC 3121	\$662,500	22-Jan-25
319/154 CREMORNE STREET CREMORNE VIC 3121	\$688,000	21-May-25
812/154 CREMORNE STREET CREMORNE VIC 3121	\$690,000	12-May-25

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 6 months.

This Statement of Information was prepared on: 30 June 2025



**618/154 CREMORNE STREET  
CREMORNE VIC 3121**

2 2 1

Sold Price **\$662,500** Sold Date **22-Jan-25**

Distance **0km**

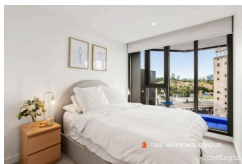


**319/154 CREMORNE STREET  
CREMORNE VIC 3121**

2 2 -

Sold Price <sup>RS</sup> **\$688,000** <sup>UN</sup> Sold Date **21-May-25**

Distance **0km**



**812/154 CREMORNE STREET  
CREMORNE VIC 3121**

2 2 1

Sold Price **\$690,000** Sold Date **12-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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