

# 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

312/381 Punt Road, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$715,000

Property Type Unit

Suburb Cremorne

Period - From 01/01/2025

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	314/381 Punt Rd CREMORNE 3121	\$625,000	23/02/2025
2	618/154 Cremorne St CREMORNE 3121	\$662,500	23/01/2025
3	107/115 Church St RICHMOND 3121	\$640,000	17/12/2024

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:

05/05/2025 10:38



Property Type:  
Agent Comments

Indicative Selling Price  
\$600,000 - \$650,000  
Median Unit Price  
March quarter 2025: \$715,000

## Comparable Properties

314/381 Punt Rd CREMORNE 3121 (REI)

Agent Comments



Price: \$625,000  
Method:  
Date: 23/02/2025  
Property Type: Apartment

618/154 Cremorne St CREMORNE 3121 (REI)

Agent Comments



Price: \$662,500  
Method:  
Date: 23/01/2025  
Property Type: Apartment



107/115 Church St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$640,000  
Method: Private Sale  
Date: 17/12/2024  
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000