

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 513/163 Cremorne Street, Richmond Vic 3121

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Richmond

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	204/8 Balmain St CREMORNE 3121	\$430,000	13/02/2026
2	716/31 Grattan St PRAHRAN 3181	\$430,000	11/02/2026
3	316/154 Cremorne St CREMORNE 3121	\$424,000	30/01/2026

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:

23/03/2026 17:34



Property Type:
Agent Comments

Indicative Selling Price
\$425,000
Median Unit Price
December quarter 2025: \$585,000

Comparable Properties



204/8 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment



716/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment



316/154 Cremorne St CREMORNE 3121 (VG)

Agent Comments



Price: \$424,000
Method: Sale
Date: 30/01/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit