

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

17 Chestnut Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	3 Charles St RICHMOND 3121	\$1,300,000	03/03/2026
2	91 Wellington St CREMORNE 3121	\$1,195,000	03/03/2026
3	43 Westbank Tce RICHMOND 3121	\$1,187,500	28/02/2026

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:

24/03/2026 16:37



2
 1
 1

Rooms: 3
Property Type: House (Res)
Land Size: 144 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 December quarter 2025: \$1,330,000

Comparable Properties



3 Charles St RICHMOND 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,300,000
Method: Auction Sale
Date: 03/03/2026
Property Type: House (Res)



91 Wellington St CREMORNE 3121 (REI)

Agent Comments

2
 1
 -

Price: \$1,195,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: House (Res)



43 Westbank Tce RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$1,187,500
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000