

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

39 Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Cremorne

Period - From

13/08/2025

to

12/08/2026

Source

Property Data

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	2/47 Mary St RICHMOND 3121	\$1,270,000	17/07/2026
2	14/2 Belgravia St RICHMOND 3121	\$1,120,000	19/06/2026
3	1b Hosie St RICHMOND 3121	\$1,145,000	18/04/2026

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:

13/08/2026 14:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
13/08/2025 - 12/08/2026: \$1,325,000

Comparable Properties



2/47 Mary St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,270,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: Townhouse (Res)



14/2 Belgravia St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,120,000
Method: Sold Before Auction
Date: 19/06/2026
Property Type: Townhouse (Res)



1b Hosie St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,145,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000