

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 \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Cremorne

Period - From 01/04/2025 to 31/03/2026 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	72 Docker St RICHMOND 3121	\$1,375,000	02/05/2026
2	101/60 Glass St RICHMOND 3121	\$1,350,000	06/01/2026
3	4/75 Firebell La RICHMOND 3121	\$1,430,000	06/12/2025

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: 26/05/2026 15:42



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending March 2026: \$1,200,000

Comparable Properties



72 Docker St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)



101/60 Glass St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 06/01/2026
Property Type: Townhouse (Single)



4/75 Firebell La RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,430,000
Method: Sold Before Auction
Date: 06/12/2025
Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000