

# 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

412/154 Cremorne Street, Cremorne Vic 3121

### Indicative selling price

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

Single price

\$680,000

### Median sale price

Median price

\$672,500

Property Type

Unit

Suburb

Cremorne

Period - From

01/01/2026

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	311/154 Cremorne St CREMORNE 3121	\$669,000	24/02/2026
2	709/154 Cremorne St CREMORNE 3121	\$675,000	23/02/2026
3	608/154 Cremorne St CREMORNE 3121	\$695,000	22/10/2025

**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:

14/04/2026 11:56



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$680,000

**Median Unit Price**

March quarter 2026: \$672,500

## Comparable Properties



**311/154 Cremorne St CREMORNE 3121 (REI)**

Agent Comments

2   1   1

**Price:** \$669,000

**Method:** Private Sale

**Date:** 24/02/2026

**Property Type:** Apartment

**Land Size:** 5645 sqm approx



**709/154 Cremorne St CREMORNE 3121 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 23/02/2026

**Property Type:** Apartment



**608/154 Cremorne St CREMORNE 3121 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 22/10/2025

**Property Type:** Apartment

Account - Belle Property Glen Iris | P: 03 98181888