

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

311/381 Punt Road, Cremorne Vic 3121

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$627,000

Property Type Unit

Suburb Cremorne

Period - From 06/07/2025

to 05/07/2026

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	513/163 Cremorne St CREMORNE 3121	\$420,000	26/03/2026
2	204/8 Balmain St CREMORNE 3121	\$430,000	13/02/2026
3	106/33 Judd St RICHMOND 3121	\$450,000	02/04/2026

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:

06/07/2026 16:17

311/381 Punt Road, Cremorne Vic 3121

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1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
06/07/2025 - 05/07/2026: \$627,000

Comparable Properties



513/163 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 26/03/2026
Rooms: 3
Property Type: Apartment
Land Size: 4408 sqm approx

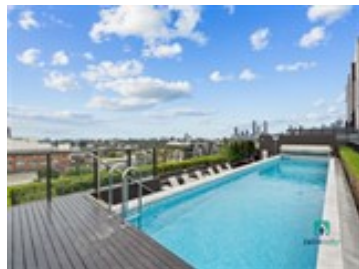


204/8 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments

1 1 1

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



106/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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