

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

18 Balmain Street, Cremorne Vic 3121

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	14 Balmain St CREMORNE 3121	\$1,545,000	11/03/2026
2	101/60 Glass St RICHMOND 3121	\$1,350,000	06/01/2026
3	5k Clara St SOUTH YARRA 3141	\$1,457,500	01/10/2025

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 2090 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2025: \$1,330,000

Comparable Properties



14 Balmain St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,545,000
Method: Private Sale
Date: 11/03/2026
Property Type: Townhouse (Single)



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)



5k Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,457,500
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)

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