

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

20 Cremorne Grove, Taylors Hill Vic 3037

Indicative selling price

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

Range between \$860,000

&

\$900,000

Median sale price

Median price \$951,000

Property Type House

Suburb Taylors Hill

Period - From 01/04/2026

to 30/06/2026

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	26 Kingston Dr TAYLORS HILL 3037	\$850,000	24/08/2026
2	9 Gurners La TAYLORS HILL 3037	\$940,000	14/08/2026
3	14 Clarence Way TAYLORS HILL 3037	\$966,000	25/07/2026

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:

28/08/2026 08:52



Property Type: House

Agent Comments

Modern, single level 4 bedroom home with 2 bathrooms and a double car garage.

Indicative Selling Price

\$860,000 - \$900,000

Median House Price

June quarter 2026: \$951,000

Comparable Properties



26 Kingston Dr TAYLORS HILL 3037 (REI)



Price: \$850,000

Method: Sold Before Auction

Date: 24/08/2026

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Similar, single level 4 bed 2 bath home.



9 Gurners La TAYLORS HILL 3037 (REI)



Price: \$940,000

Method: Sold Before Auction

Date: 14/08/2026

Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Similar, single level 4 bed 2 bath home.



14 Clarence Way TAYLORS HILL 3037 (REI)



Price: \$966,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Similar, single level 4 bed 2 bath home.