

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

5/2 Kipling Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Cremorne

Period - From 09/07/2025 to 08/07/2026 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	1016/154 Cremorne St CREMORNE 3121	\$562,500	18/05/2026
2	16/343 Church St RICHMOND 3121	\$630,000	29/04/2026
3	311/154 Cremorne St CREMORNE 3121	\$669,000	24/02/2026

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:

09/07/2026 12:18



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

09/07/2025 - 08/07/2026: \$600,000

Comparable Properties



1016/154 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$562,500

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment



16/343 Church St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$630,000

Method: Private Sale

Date: 29/04/2026

Property Type: Apartment



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

Agent Comments

2
 1
 1

Price: \$669,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment

Land Size: 5645 sqm approx

Account - RT Edgar | P: 03 9826 1000