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

52 Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Range between | $1,200,000 | & | $1,300,000

Median sale price

| Median price | $1,240,000 | Property Type | House | Suburb | Cremorne |

| Period - From | 01/04/2024 | to | 31/03/2025 | 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	258 Burnley St RICHMOND 3121	$1,215,000	12/03/2025
2	9 Francis St RICHMOND 3121	$1,285,000	07/12/2024
3	33 Cubitt St CREMORNE 3121	$1,225,000	04/12/2024

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: 07/04/2025 14:22

CONSUMER AFFAIRS VICTORIA

52 Wellington Street, Cremorne Vic 3121

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Rooms: 3
Property Type: House (Res)
Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending March 2025: $1,240,000

Comparable Properties

258 Burnley St RICHMOND 3121 (REI)

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Price: $1,215,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)

Agent Comments

9 Francis St RICHMOND 3121 (REI)

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Price: $1,285,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House

Agent Comments

33 Cubitt St CREMORNE 3121 (VG)

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Price: $1,225,000
Method: Sale
Date: 04/12/2024
Property Type: House - Attached House N.E.C.
Land Size: 147 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000