

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

7/100 Dover Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$627,000

Property Type Unit

Suburb Cremorne

Period - From 01/01/2025

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	23/2 New St RICHMOND 3121	\$950,000	19/11/2025
2	5/285 Church St RICHMOND 3121	\$817,500	17/11/2025
3	38 White St CREMORNE 3121	\$950,000	29/09/2025

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:

03/03/2026 16:29



2
 1
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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

Year ending December 2025: \$627,000

Comparable Properties



23/2 New St RICHMOND 3121 (VG)

Agent Comments

2
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Price: \$950,000

Method: Sale

Date: 19/11/2025

Property Type: Strata Unit/Townhouse - Conjoined



5/285 Church St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$817,500

Method: Private Sale

Date: 17/11/2025

Property Type: Townhouse (Res)



38 White St CREMORNE 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$950,000

Method: Private Sale

Date: 29/09/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000