

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 | 37 Dover Street, Cremorne, VIC 3121 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|             |             |   |             |
|-------------|-------------|---|-------------|
| Price Range | \$1,050,000 | & | \$1,155,000 |
|-------------|-------------|---|-------------|

Median sale price

|               |             |               |            |        |                 |
|---------------|-------------|---------------|------------|--------|-----------------|
| Median price  | \$1,240,000 | Property Type | House      | Suburb | Cremorne (3121) |
| Period - From | 01/04/2024  | to            | 31/03/2025 | Source | Pricefinder     |

Comparable property sales

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: | 25/06/2025 |
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