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	356 Victoria Parade, East Melbourne Vic 3002

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $3,050,000 Property Type House Suburb East Melbourne

Period - From 01/10/2024 to 30/09/2025 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.

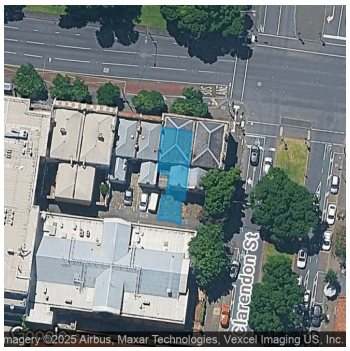
	Address of comparable property	Price	Date of sale
1	197 Victoria Pde FITZROY 3065	$1,425,000	24/04/2025
2	245 Gore St FITZROY 3065	$1,450,000	15/03/2025
3	142 Charles St ABBOTSFORD 3067	$1,490,000	22/06/2024

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: 08/10/2025 14:20

356 Victoria Parade, East Melbourne Vic 3002



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending September 2025: $3,050,000

Comparable Properties



197 Victoria Pde FITZROY 3065 (REI)

2 2 1

Price: $1,425,000
Method:
Date: 24/04/2025
Property Type: House

Agent Comments



245 Gore St FITZROY 3065 (REI/VG)

3 1 1

Price: $1,450,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 121 sqm approx

Agent Comments



142 Charles St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $1,490,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 126 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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