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	403/9-19 EADES STREET EAST MELBOURNE VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$708,900	Property type	Unit	Suburb	East Melbourne
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
501/9-19 EADES STREET EAST MELBOURNE VIC 3002	$635,000	20-Nov-25
101/11 WELLINGTON STREET COLLINGWOOD VIC 3066	$608,000	26-Feb-26
524/21 WELLINGTON STREET COLLINGWOOD VIC 3066	$625,000	20-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026

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501/9-19 EADES STREET EAST MELBOURNE VIC 3002

1 1 1

Sold Price **$635,000** Sold Date **20-Nov-25**

Distance **0km**



101/11 WELLINGTON STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price RS **$608,000** Sold Date **26-Feb-26**

Distance **0.46km**



524/21 WELLINGTON STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price **$625,000** Sold Date **20-Oct-25**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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