

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

106/33 Cliveden Close, East Melbourne Vic 3002

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$670,000 Property Type Unit Suburb East Melbourne

Period - From 01/04/2025 to 31/03/2026 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	27/22 Agnes St EAST MELBOURNE 3002	\$805,000	15/04/2026
2	42B/8 Wellington Cr EAST MELBOURNE 3002	\$900,000	05/12/2025
3	159/33 La Trobe St MELBOURNE 3000	\$880,000	14/11/2025

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:

27/04/2026 14:53



 2
  1
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2026: \$670,000

Comparable Properties



27/22 Agnes St EAST MELBOURNE 3002 (REI)

Agent Comments

 2
  1
  1

Price: \$805,000

Method: Auction Sale

Date: 15/04/2026

Rooms: 4

Property Type: Apartment

Land Size: 2322 sqm approx



42B/8 Wellington Cr EAST MELBOURNE 3002 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$900,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment



159/33 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$880,000

Method: Private Sale

Date: 14/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000