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	210/33 Cliveden Close, East Melbourne VIC 3002

Indicative selling price

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

Range between $435,000 & $475,000

Median sale price

Median price $680,000 Property Type Unit Suburb East Melbourne

Period - From 04/12/2025 to 03/06/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18/53 Powlett Street East Melbourne VIC 3002	$440,000	09/04/2026
18/29-35 George Street East Melbourne VIC 3002	$460,000	14/03/2026
907/31 Spring Street Melbourne VIC 3000	$450,000	17/03/2026

This Statement of Information was prepared on: 04/06/2026