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	21/102-104 Jolimont Road, East Melbourne Vic 3002

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $1,652,500 Property Type Townhouse Suburb East Melbourne

Period - From 24/08/2025 to 23/08/2026 Source Property Data

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	92/28 Southgate Av SOUTHBANK 3006	$1,900,000	30/06/2026
2	70/190 Albert St EAST MELBOURNE 3002	$1,830,000	01/06/2026
3	1/6 Wellington Cr EAST MELBOURNE 3002	$1,830,000	22/04/2026

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: 24/08/2026 12:11

21/102-104 Jolimont Road, East Melbourne Vic 3002

JellisCraig

Toby Parker
0413581104
tobyparker@jelliscraig.com.au



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,800,000
Median Townhouse Price
24/08/2025 - 23/08/2026: $1,652,500

Comparable Properties



92/28 Southgate Av SOUTHBANK 3006 (REI)

3 2 2

Price: $1,900,000
Method: Private Sale
Date: 30/06/2026
Property Type: Apartment

Agent Comments



70/190 Albert St EAST MELBOURNE 3002 (REI)

3 2 2

Price: $1,830,000
Method: Private Sale
Date: 01/06/2026
Property Type: Apartment

Agent Comments



1/6 Wellington Cr EAST MELBOURNE 3002 (REI/VG)

3 3 2

Price: $1,830,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Single)

Agent Comments

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