Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28/10/2026

Property offered for sale

Address
Including suburb and postcode: 28/1 Wellington Cres, East Melbourne, Vic 3002

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	1	1	89	N/A

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price:

or

Range between: $880,000 & $950,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price:

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $702,800 Property type: Unit Suburb: East Melbourne

Period: from 01/10/2025 to 30/09/2026 Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
39/1 Wellington Cres, East Melbourne	$840,000	28/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	2	1	85	N/A

Comparable property 2

Address	Sale price	Date of sale
9/21 Powlett Street, East Melbourne	$868,000	01/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	1	1	88	N/A

Comparable property 3

Address	Sale price	Date of sale
1/102 Jolimont Road, East Melbourne	$900,000	23/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	2	1	N/A	N/A

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____

Harcourts Melbourne City

Property Information



Price Range: $880,000 - $950,000

Council Rates:	$2,391.01
Water Rates:	$791.14
OC Fees:	$7,311.04
Total approx pa.	**$10,493.14**

Building Occupancy

60% Owner Occupied

40% Rented

Year Built: 1993

No. of Units in Complex: 240

Facilities: Gym, Lord Wellington Club, 2 Pools

Owners Corporation: MBCM

Current Rent & Lease Expiry:
Not Applicable

Rental Potential (pw):
$775

Particulars of Sale

Material Fact to Disclose
N/A

Sale Method
Deadline Sale - 8/12/2026 12:00pm

Terms of Sale
10% Deposit - Settlement 30 days

Chattels
All fixed floor fittings, electric light fittings & window furnishings

Additional Comparable Sales

26A/8 Wellington Crescent
2 bed | 1 bath | 2 car
Sold for $790,000 in December 2025

26A/8 Wellington Crescent,
2 bed | 1 bath | 1 car | 95m2
Sold for $900,000 in December 2025

35/1 Wellington Crescent
2 bed | 1 bath | 1 car | 89m2
Sold for $950,000 in August 2025

All figures are approximate and provided for general information purposes only. Prospective purchasers are advised to undertake their own independent enquiries and due diligence to verify the accuracy of all information provided.