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<br>Including suburb and postcode | 201w/158 Albert Street, East Melbourne Vic 3002 |

## Indicative selling price

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

Range between $950,000 & $1,045,000

## Median sale price

Median price $760,000 Property Type Unit Suburb East Melbourne

Period - From 01/07/2024 to 30/06/2025 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 | 3F/68 Oxford St COLLINGWOOD 3066 | $1,025,000 | 21/06/2025 |
| 2 | 303/1 Powlett St EAST MELBOURNE 3002 | $1,040,000 | 16/06/2025 |
| 3 | 12/92 Wellington St COLLINGWOOD 3066 | $1,010,000 | 02/06/2025 |

**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: 14/07/2025 20:44

# 201w/158 Albert Street, East Melbourne Vic 3002



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$950,000 - $1,045,000
**Median Unit Price**
Year ending June 2025: $760,000

## Comparable Properties



**3F/68 Oxford St COLLINGWOOD 3066 (REI)**

2 1 1

**Price:** $1,025,000
**Method:** Auction Sale
**Date:** 21/06/2025
**Property Type:** Apartment

Agent Comments



**303/1 Powlett St EAST MELBOURNE 3002 (REI)**

2 2 1

**Price:** $1,040,000
**Method:** Private Sale
**Date:** 16/06/2025
**Property Type:** Apartment

Agent Comments



**12/92 Wellington St COLLINGWOOD 3066 (REI)**

2 2 1

**Price:** $1,010,000
**Method:** Private Sale
**Date:** 02/06/2025
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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