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	3/6 Webb Lane, East Melbourne Vic 3002

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $784,500 Property Type Unit Suburb East Melbourne

Period - From 01/04/2024 to 31/03/2025 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.

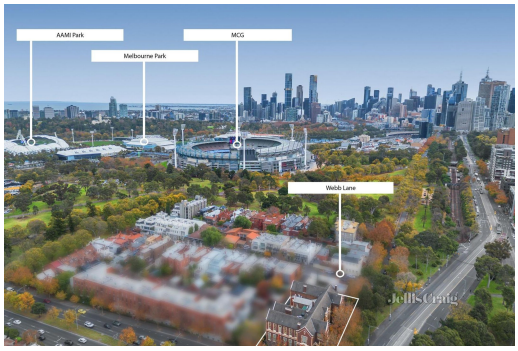
	Address of comparable property	Price	Date of sale
1	6/22 Powlett St EAST MELBOURNE 3002	$1,750,000	23/04/2025
2	1/2a Mollison St ABBOTSFORD 3067	$1,400,000	12/04/2025
3	1111/162 Albert St EAST MELBOURNE 3002	$1,600,000	01/03/2025

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: 11/06/2025 16:43

3/6 Webb Lane, East Melbourne Vic 3002



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median Unit Price
Year ending March 2025: $784,500

Comparable Properties



6/22 Powlett St EAST MELBOURNE 3002 (REI)

3 2 1

Price: $1,750,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment

Agent Comments



1/2a Mollison St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,400,000
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment

Agent Comments



1111/162 Albert St EAST MELBOURNE 3002 (VG)

2 - -

Price: $1,600,000
Method: Sale
Date: 01/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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