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	45 Albert Street, East Melbourne VIC 3002

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $3,050,000 Property Type House Suburb East Melbourne

Period - From 21/02/2025 to 20/08/2025 Source core_logic

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
181 Simpson Street East Melbourne VIC 3002	$1,665,000	09/04/2025
117 Lord Street Richmond VIC 3121	$1,600,000	05/04/2025
113 Greeves Street Fitzroy VIC 3065	$1,700,000	04/07/2025

This Statement of Information was prepared on: 21/08/2025