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	102a/158 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Single price	$750,000

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	P2/189 Powlett St EAST MELBOURNE 3002	$730,000	30/07/2025
2	9/179 George St EAST MELBOURNE 3002	$780,000	09/07/2025
3	1005/166 Wellington Pde EAST MELBOURNE 3002	$720,000	04/06/2025

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: 09/09/2025 14:10

102a/158 Albert Street, East Melbourne Vic 3002

JellisCraig



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
Year ending June 2025: $760,000

Comparable Properties



P2/189 Powlett St EAST MELBOURNE 3002 (REI)

2 1 1

Price: $730,000
Method: Private Sale
Date: 30/07/2025
Property Type: Apartment

Agent Comments



9/179 George St EAST MELBOURNE 3002 (REI/VG)

2 2 1

Price: $780,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

Agent Comments



1005/166 Wellington Pde EAST MELBOURNE 3002 (REI)

2 2 1

Price: $720,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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