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	14/84 Grey Street, East Melbourne Vic 3002

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $780,000 Property Type Unit Suburb East Melbourne

Period - From 01/07/2025 to 30/09/2025 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	1/55 Stanley St RICHMOND 3121	$1,050,000	21/10/2025
2	301A/2 Mansard La COLLINGWOOD 3066	$1,087,000	06/08/2025
3	4/66 George St EAST MELBOURNE 3002	$1,080,000	19/07/2025

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: 30/10/2025 12:56

14/84 Grey Street, East Melbourne Vic 3002

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
September quarter 2025: $780,000

Comparable Properties



1/55 Stanley St RICHMOND 3121 (REI)

2 2 2

Price: $1,050,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Apartment

Agent Comments



301A/2 Mansard La COLLINGWOOD 3066 (REI)

2 2 2

Price: $1,087,000
Method: Private Sale
Date: 06/08/2025
Property Type: Apartment

Agent Comments



4/66 George St EAST MELBOURNE 3002 (REI)

2 1 -

Price: $1,080,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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