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	109P/191 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $748,750 Property Type Unit Suburb East Melbourne

Period - From 01/10/2024 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	417/31 Wellington St COLLINGWOOD 3066	$850,000	14/11/2025
2	502/353 Napier St FITZROY 3065	$850,000	08/11/2025
3	P04P/191 Powlett St EAST MELBOURNE 3002	$830,000	06/06/2025

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: 20/11/2025 08:57

109P/191 Powlett Street, East Melbourne Vic 3002

JellisCraig



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending September 2025: $748,750

Comparable Properties



417/31 Wellington St COLLINGWOOD 3066 (REI)

2 2 1

Price: $850,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment

Agent Comments



502/353 Napier St FITZROY 3065 (REI)

2 2 1

Price: $850,000
Method: Private Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments



P04P/191 Powlett St EAST MELBOURNE 3002 (REI)

2 2 1

Price: $830,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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