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<br>Including suburb and postcode | g3k/211 Powlett Street, East Melbourne Vic 3002 |

## Indicative selling price

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

Single price $595,000

## Median sale price

Median price $715,000 Property Type Unit Suburb East Melbourne

Period - From 21/01/2025 to 20/01/2026 Source Property Data

## 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 | 1107V/162 Albert St EAST MELBOURNE 3002 | $585,000 | 31/12/2025 |
| 2 | 613/162 Albert St EAST MELBOURNE 3002 | $590,000 | 09/12/2025 |
| 3 | 715/162 Albert St EAST MELBOURNE 3002 | $592,500 | 22/09/2025 |

**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: 21/01/2026 14:00

# g3k/211 Powlett Street, East Melbourne Vic 3002

JellisCraig



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$595,000
**Median Unit Price**
21/01/2025 - 20/01/2026: $715,000

## Comparable Properties



**1107V/162 Albert St EAST MELBOURNE 3002 (REI)**

2 1 1

Agent Comments

**Price:** $585,000
**Method:** Private Sale
**Date:** 31/12/2025
**Property Type:** Apartment



**613/162 Albert St EAST MELBOURNE 3002 (REI)**

2 1 1

Agent Comments

**Price:** $590,000
**Method:** Private Sale
**Date:** 09/12/2025
**Property Type:** Apartment

**715/162 Albert St EAST MELBOURNE 3002 (REI/VG)**

2 1 1

Agent Comments

**Price:** $592,500
**Method:** Private Sale
**Date:** 22/09/2025
**Property Type:** Apartment

**Account** - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata .com.au

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