

## 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

210/48-54 WELLINGTON PARADE EAST MELBOURNE VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$230,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,785,000

Property type

Business

Suburb

East Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

1/25-27 HOTHAM STREET EAST MELBOURNE VIC 3002	\$247,500	13-May-25
104/25-27 HOTHAM STREET EAST MELBOURNE VIC 3002	\$247,500	13-May-25
12/47 DAVISON STREET RICHMOND VIC 3121	\$250,000	07-Feb-25

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 6 months.

This Statement of Information was prepared on: 20 June 2025



**1/25-27 HOTHAM STREET EAST  
MELBOURNE VIC 3002**

 1  1  1

Sold Price

**\$247,500**

Sold Date

**13-May-25**

Distance

**0.19km**



**104/25-27 HOTHAM STREET EAST  
MELBOURNE VIC 3002**

 1  1  -

Sold Price

Sold Date

**13-May-25**

Distance

**0.19km**



**12/47 DAVISON STREET  
RICHMOND VIC 3121**

 1  1  1

Sold Price

**\$250,000**

Sold Date

**07-Feb-25**

Distance

**1.76km**

RS = Recent sale

UN = Undisclosed Sale

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