

## 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

409/280 ALBERT STREET 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

\$1,950,000

&

\$2,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 May 2024

to

30 Apr 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

305/280 ALBERT STREET EAST MELBOURNE VIC 3002	\$2,000,000	28-Mar-25
282-296 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$2,000,000	28-Mar-25
6/55-59 MOOR STREET FITZROY VIC 3065	\$2,005,000	10-May-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: 22 May 2025



**305/280 ALBERT STREET EAST  
MELBOURNE VIC 3002**

 2  2  2

Sold Price

**\$2,000,000**

Sold Date

**28-Mar-25**

Distance

**0km**



**282-296 VICTORIA PARADE EAST  
MELBOURNE VIC 3002**

 2  1  1

Sold Price

Sold Date

**28-Mar-25**

Distance

**0km**



**6/55-59 MOOR STREET FITZROY  
VIC 3065**

 2  2  1

Sold Price

<sup>RS</sup> **\$2,005,000**

Sold Date

**10-May-25**

Distance

**1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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