

# 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

62/1 Wellington Crescent, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$619,000

### Median sale price

Median price

\$899,000

Property Type

Unit

Suburb

East Melbourne

Period - From

01/01/2025

to

31/03/2025

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	1/101 Gipps St EAST MELBOURNE 3002	\$618,500	31/05/2025
2	3/84 Grey St EAST MELBOURNE 3002	\$610,000	17/02/2025
3	1315/22-24 Jane Bell La MELBOURNE 3000	\$620,000	07/02/2025

**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:

07/07/2025 12:25



1  
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$619,000

**Median Unit Price**

March quarter 2025: \$899,000

## Comparable Properties



**1/101 Gipps St EAST MELBOURNE 3002 (REI)**

Agent Comments

1  
 1  
 1

**Price:** \$618,500

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Apartment



**3/84 Grey St EAST MELBOURNE 3002 (VG)**

Agent Comments

1  
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**Price:** \$610,000

**Method:** Sale

**Date:** 17/02/2025

**Property Type:** Flat/Unit/Apartment (Res)



**1315/22-24 Jane Bell La MELBOURNE 3000 (REI)**

Agent Comments

1  
 1  
 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 07/02/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9864 5000