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		

Single price \$619,000

Median sale price

Median price	\$899,000	Pro	perty Type Unit	:	Suburb	East Melbourne
Period - From	01/01/2025	to	31/03/2025	Source	ce 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.

Add	Iress 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









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) 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

Agent Comments



Price: \$610,000 Method: Sale Date: 17/02/2025 Property Type: Flat/Unit/Apartment (Res)



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

1 1

Agent Comments

Price: \$620,000 Method: Private Sale Date: 07/02/2025 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.