

## 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

213/48-54 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

\$215,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

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

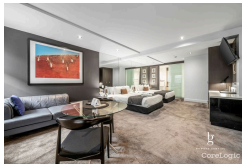
Date of sale

103/48-54 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$216,500	06-May-24
304/45 VICTORIA PARADE COLLINGWOOD VIC 3066	\$210,000	11-Sep-24
502/45 VICTORIA PARADE COLLINGWOOD VIC 3066	\$212,000	24-Oct-24

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: 27 June 2025



## 103/48-54 WELLINGTON PARADE EAST MELBOURNE VIC 3002

Sold Price

**\$216,500**

Sold Date **06-May-24**

1 1 -

Distance

**0km**



## 304/45 VICTORIA PARADE COLLINGWOOD VIC 3066

Sold Price

**\$210,000**

Sold Date **11-Sep-24**

1 1 -

Distance

**0.96km**



## 502/45 VICTORIA PARADE COLLINGWOOD VIC 3066

Sold Price

**\$212,000**

Sold Date **24-Oct-24**

1 1 -

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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