

# 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

17 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)

Single price \$2,080,000

### Median sale price

Median price \$3,475,000

Property Type House

Suburb East Melbourne

Period - From 01/07/2024

to 30/06/2025

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	215 Argyle St FITZROY 3065	\$2,100,000	21/06/2025
2	189 Coppin St RICHMOND 3121	\$2,155,000	07/06/2025
3	14 Union St RICHMOND 3121	\$2,113,000	05/04/2025

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:

28/07/2025 11:48



3 2 2

**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,080,000  
**Median House Price**  
Year ending June 2025: \$3,475,000

## Comparable Properties



**215 Argyle St FITZROY 3065 (REI)**

**Agent Comments**

3 2 1

**Price:** \$2,100,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House (Res)



**189 Coppin St RICHMOND 3121 (REI)**

**Agent Comments**

3 2 1

**Price:** \$2,155,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx



**14 Union St RICHMOND 3121 (REI)**

**Agent Comments**

3 2 1

**Price:** \$2,113,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 236 sqm approx

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