Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,113,000

Property offered for sale

Address 17	7 Albert Street, East Melbourne Vic 3002
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,080,000

14 Union St RICHMOND 3121

Median sale price

Median price \$3,475,0	00 Pr	operty Type	House		Suburb	East Melbourne
Period - From 01/07/20)24 to	30/06/2025	S	ource	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

OR

3

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



05/04/2025

JellisCraig









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)

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Price: \$2,100,000 **Method:** Auction Sale **Date:** 21/06/2025

Property Type: House (Res)

Agent Comments



189 Coppin St RICHMOND 3121 (REI)

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Agent Comments

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)

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Agent Comments

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





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