## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1011/162 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

Range between \$580,000	&	\$600,000
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### Median sale price

Median price	\$899,000	Pro	perty Type Uni	t		Suburb	East Melbourne
Period - From	01/01/2025	to	31/03/2025	Sc	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

Add	dress of comparable property	Price	Date of sale
1	209/162 Albert St EAST MELBOURNE 3002	\$550,000	18/06/2025
2	1010/162 Albert St EAST MELBOURNE 3002	\$578,880	20/03/2025
3	G10V/162 Albert St EAST MELBOURNE 3002	\$590,000	20/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/06/2025 15:30





**Emily Savers** 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

**Indicative Selling Price** \$580,000 - \$600,000 **Median Unit Price** March quarter 2025: \$899,000



Rooms: 3

Property Type: Apartment Land Size: 8353.324 sqm approx

**Agent Comments** 

# Comparable Properties



209/162 Albert St EAST MELBOURNE 3002 (REI)



Price: \$550,000 Method: Private Sale Date: 18/06/2025

Property Type: Apartment

**Agent Comments** 

1010/162 Albert St EAST MELBOURNE 3002 (REI/VG)

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Agent Comments

**Agent Comments** 

Price: \$578,880 Method: Private Sale Date: 20/03/2025 Property Type: Unit



G10V/162 Albert St EAST MELBOURNE 3002 (REI)



Price: \$590,000 Method: Private Sale Date: 20/01/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000





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