

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

1011/162 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$580,000 & \$600,000

Median sale price

Median price \$899,000 Property Type Unit Suburb East Melbourne

Period - From 01/01/2025 to 31/03/2025 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	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 comparable properties 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



Rooms: 3

Property Type: Apartment

Land Size: 8353.324 sqm approx

Agent Comments

Comparable Properties



209/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 18/06/2025

Property Type: Apartment

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

Agent Comments



Price: \$578,880

Method: Private Sale

Date: 20/03/2025

Property Type: Unit



G10V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 20/01/2025

Property Type: Apartment