

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

Single price \$2,150,000

Median sale price

Median price \$3,550,000

Property Type House

Suburb East Melbourne

Period - From 01/04/2024

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	197 George St FITZROY 3065	\$2,200,000	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:

23/06/2025 12:09



3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,150,000

Median House Price
Year ending March 2025: \$3,550,000

Comparable Properties



197 George St FITZROY 3065 (REI)

Agent Comments

3 2 1

Price: \$2,200,000
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

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