## 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

A3/200 Albert Street, East Melbourne Vic 3002

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000	)		
Median sale p	rice							
Median price	\$601,750	Pro	operty Type	Unit			Suburb	East Melbourne
Period - From	01/04/2025	to	30/06/2025		So	urce	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	P04P/191 Powlett St EAST MELBOURNE 3002	\$830,000	06/06/2025
2	1/40 Webb La EAST MELBOURNE 3002	\$850,000	18/02/2025
3	1/53 Grey St EAST MELBOURNE 3002	\$862,000	07/02/2025

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:

17/07/2025 15:17



## A3/200 Albert Street, East Melbourne Vic 3002

# **Dingle Partners**





Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price June quarter 2025: \$601,750

# **Comparable Properties**

P04P/191 Powlett St EAST MELBOURNE 3002 (REI) 2 2 2 1 Price: \$830,000 Method: Private Sale Date: 06/06/2025 Property Type: Apartment	Agent Comments
1/40 Webb La EAST MELBOURNE 3002 (REI/VG)   2 1   Price: \$850,000   Method: Private Sale   Date: 18/02/2025   Property Type: Apartment	Agent Comments
1/53 Grey St EAST MELBOURNE 3002 (REI/VG)   2 1 1   Price: \$862,000   Method: Sold Before Auction   Date: 07/02/2025   Property Type: Apartment	Agent Comments

### Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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