

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 consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$601,750

Property Type

Unit

Suburb

East Melbourne

Period - From

01/04/2025

to

30/06/2025

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	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



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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)

Agent Comments

2 2 1

Price: \$830,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment



1/40 Webb La EAST MELBOURNE 3002 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment



1/53 Grey St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

2 1 -

Price: \$862,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: Apartment