

# 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

1204/166 Wellington Parade, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,590,000

&

\$1,690,000

### Median sale price

Median price \$784,500

Property Type Unit

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	6/22 Powlett St EAST MELBOURNE 3002	\$1,750,000	23/04/2025
2	1111/162 Albert St EAST MELBOURNE 3002	\$1,600,000	01/03/2025
3	7/179 George St EAST MELBOURNE 3002	\$1,630,000	08/02/2025

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:

01/07/2025 11:27



 3  
  2  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,590,000 - \$1,690,000

**Median Unit Price**

Year ending March 2025: \$784,500

## Comparable Properties



**6/22 Powlett St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments

 3  
  2  
  1

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 23/04/2025

**Property Type:** Apartment



**1111/162 Albert St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Apartment



**7/179 George St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments

 3  
  2  
  2

**Price:** \$1,630,000

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9864 5000