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	1204/166 Wellington Parade, East Melbourne Vic 3002
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$1,590,000	&	\$1,690,000
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Median sale price

Median price	\$784,500	Pro	perty Type U	nit		Suburb	East Melbourne
Period - From	01/04/2024	to	31/03/2025	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

Add	dress 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 comparableproperties 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









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)

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Price: \$1,750,000 Method: Private Sale Date: 23/04/2025

Property Type: Apartment

Agent Comments



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

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Agent Comments

Price: \$1,600,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: Apartment



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

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Price: \$1,630,000 **Method:** Auction Sale **Date:** 08/02/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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