

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

14a/190 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$760,000 Property Type Unit Suburb East Melbourne

Period - From 01/07/2024 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	303/1 Powlett St EAST MELBOURNE 3002	\$1,040,000	16/06/2025
2	309/48 Rose St FITZROY 3065	\$815,000	10/06/2025
3	411/158 Smith St COLLINGWOOD 3066	\$865,000	08/05/2025

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:

23/07/2025 14:00



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$925,000
Median Unit Price
Year ending June 2025: \$760,000

Comparable Properties



303/1 Powlett St EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 16/06/2025
Property Type: Apartment



309/48 Rose St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment



411/158 Smith St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$865,000
Method: Sold Before Auction
Date: 08/05/2025
Property Type: Apartment