### 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

Single price \$1,675,000

#### Median sale price

Median price \$760,000	Property Type U	nit	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

Address of comparable property		Price	Date of sale
1	701/118 Russell St MELBOURNE 3000	\$1,660,000	05/06/2025
2	6/22 Powlett St EAST MELBOURNE 3002	\$1,750,000	23/04/2025
3	1111/162 Albert St EAST MELBOURNE 3002	\$1,600,000	01/03/2025

#### 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:	29/07/2025 15:40



# **JellisCraig**





Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$1,675,000 **Median Unit Price** Year ending June 2025: \$760,000

## Comparable Properties



701/118 Russell St MELBOURNE 3000 (REI)

Price: \$1,660,000 Method: Private Sale Date: 05/06/2025

Property Type: Apartment

**Agent Comments** 



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



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

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 



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

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

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000





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