

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

4/66 George Street, East Melbourne Vic 3002

Indicative selling price

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

Range between

\$850,000

&

\$935,000

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	2/14 Garden Av EAST MELBOURNE 3002	\$930,000	14/06/2025
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:

25/06/2025 10:35



2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

Year ending March 2025: \$784,500

Comparable Properties



2/14 Garden Av EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 -

Price: \$930,000

Method: Auction Sale

Date: 14/06/2025

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

Account - Jellis Craig | P: 03 9864 5000