

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

109/280 ALBERT STREET EAST MELBOURNE VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,150,000

&

\$2,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

306 YOUNG STREET FITZROY VIC 3065	\$2,250,000	29-Sep-25
2103/35-47 SPRING STREET MELBOURNE VIC 3000	\$2,100,000	31-Jul-25
142 SIMPSON STREET EAST MELBOURNE VIC 3002	\$2,250,000	16-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 17 December 2025



306 YOUNG STREET FITZROY VIC 3065

 2
  2
  2

Sold Price

^{RS} **\$2,250,000**

Sold Date **29-Sep-25**

Distance **1.41km**



2103/35-47 SPRING STREET MELBOURNE VIC 3000

 2
  2
  1

Sold Price

\$2,100,000

Sold Date **31-Jul-25**

Distance **0.84km**



142 SIMPSON STREET EAST MELBOURNE VIC 3002

 2
  2
  1

Sold Price

\$2,250,000

Sold Date **16-Aug-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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