

# 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 501/9 Eades Street, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$660,000

### Median sale price

Median price \$780,000 Property Type Unit Suburb East Melbourne

Period - From 01/07/2025 to 30/09/2025 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	401/9 Eades St EAST MELBOURNE 3002	\$630,000	15/08/2025
2	4/101 Gipps St EAST MELBOURNE 3002	\$637,000	28/06/2025
3	2606/27 Little Collins St MELBOURNE 3000	\$654,000	09/05/2025

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: 22/10/2025 11:10



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$640,000 - \$660,000  
**Median Unit Price**  
 September quarter 2025: \$780,000

## Comparable Properties



**401/9 Eades St EAST MELBOURNE 3002 (REI)**

[Agent Comments](#)

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**Price:** \$630,000  
**Method:** Sold Before Auction  
**Date:** 15/08/2025  
**Property Type:** Apartment



**4/101 Gipps St EAST MELBOURNE 3002 (REI/VG)**

[Agent Comments](#)

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**Price:** \$637,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** Apartment  
**Land Size:** 72 sqm approx



**2606/27 Little Collins St MELBOURNE 3000 (REI/VG)**

[Agent Comments](#)

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**Price:** \$654,000  
**Method:** Private Sale  
**Date:** 09/05/2025  
**Property Type:** Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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