

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

703/296 VICTORIA PARADE 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

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,400

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

808/296 VICTORIA PARADE EAST MELBOURNE VIC 3002	\$860,000	16-Dec-25
1701/35-47 SPRING STREET MELBOURNE VIC 3000	\$862,500	20-Sep-25
2403/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$880,650	10-Nov-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: 19 March 2026

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808/296 VICTORIA PARADE EAST MELBOURNE VIC 3002 Sold Price **\$860,000** Sold Date **16-Dec-25**

 1  1  1

Distance **0km**



1701/35-47 SPRING STREET MELBOURNE VIC 3000 Sold Price **\$862,500** Sold Date **20-Sep-25**

 1  1  1

Distance **0.84km**



2403/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000 Sold Price **\$880,650** Sold Date **10-Nov-25**

 1  -  -

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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