

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

316/280 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2025

to

31 May 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

502/9 SMITH STREET FITZROY VIC 3065	\$632,500	20-Apr-26
1509/35-47 SPRING STREET MELBOURNE VIC 3000	\$675,000	09-Apr-26
1410/26 SOUTHGATE AVENUE SOUTHBANK VIC 3006	\$675,000	31-Mar-26

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: 23 June 2026



502/9 SMITH STREET FITZROY VIC 3065 Sold Price **\$632,500** Sold Date **20-Apr-26**

1 1 1

Distance **0.2km**



1509/35-47 SPRING STREET MELBOURNE VIC 3000 Sold Price ^{RS} **\$675,000** Sold Date **09-Apr-26**

1 1 1

Distance **0.84km**



1410/26 SOUTHGATE AVENUE SOUTHBANK VIC 3006 Sold Price **\$675,000** Sold Date **31-Mar-26**

1 1 1

Distance **1.83km**

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

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