

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

409/280 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

\$1,800,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

304/166 GERTRUDE STREET FITZROY VIC 3065	\$1,850,000	11-Jul-25
46 GRATTAN PLACE CARLTON VIC 3053	\$1,850,000	16-May-25
3/15-21 GUILDFORD LANE MELBOURNE VIC 3000	\$1,830,000	05-May-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: 30 September 2025



**304/166 GERTRUDE STREET
FITZROY VIC 3065**

 2  2  2

Sold Price ^{RS} **\$1,850,000** Sold Date **11-Jul-25**

Distance **0.4km**



**46 GRATTAN PLACE CARLTON VIC
3053**

 2  1  2

Sold Price Sold Date **16-May-25**

Distance **1.67km**



**3/15-21 GUILDFORD LANE
MELBOURNE VIC 3000**

 2  2  2

Sold Price **\$1,830,000** Sold Date **05-May-25**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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