

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

A3/200 Albert Street, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$768,000

Median sale price

Median price

\$601,750

Property Type

Unit

Suburb

East Melbourne

Period - From

01/04/2025

to

30/06/2025

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	30/9 Tennyson St RICHMOND 3121	\$765,000	04/08/2025
2	3/31-31a George St FITZROY 3065	\$765,000	11/06/2025
3	26/116 Drummond St CARLTON 3053	\$770,000	21/03/2025

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:

08/09/2025 14:01



2
 1
 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$768,000
Median Unit Price
 June quarter 2025: \$601,750

Comparable Properties



30/9 Tennyson St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$765,000
Method: Private Sale
Date: 04/08/2025
Property Type: Apartment



3/31-31a George St FITZROY 3065 (REI)

Agent Comments

2
 1
 1

Price: \$765,000
Method: Auction Sale
Date: 11/06/2025
Property Type: Apartment

26/116 Drummond St CARLTON 3053 (VG)

Agent Comments

2
 -
 -

Price: \$770,000
Method: Sale
Date: 21/03/2025
Property Type: Flat/Unit/Apartment (Res)

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



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