

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

905/296 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

or range
between

\$850,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

208/280 ALBERT STREET EAST MELBOURNE VIC 3002	\$900,000	03-Sep-25
6/58-62 GEORGE STREET FITZROY VIC 3065	\$824,000	31-May-25
1701/35-47 SPRING STREET MELBOURNE VIC 3000	\$862,500	20-Sep-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: 26 November 2025



**208/280 ALBERT STREET EAST
MELBOURNE VIC 3002**

 1
  1
  1

Sold Price

\$900,000

Sold Date **03-Sep-25**

Distance

0km



**6/58-62 GEORGE STREET FITZROY
VIC 3065**

 1
  1
  1

Sold Price

\$824,000

Sold Date **31-May-25**

Distance

0.34km



**1701/35-47 SPRING STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price

\$862,500

Sold Date **20-Sep-25**

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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