

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

208/280 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

\$910,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

16/19 VICTORIA STREET FITZROY VIC 3065	\$925,000	23-Dec-24
101/279 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$899,000	02-Feb-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: 20 May 2025



**16/19 VICTORIA STREET FITZROY
VIC 3065**

 1  2  1

Sold Price

\$925,000

Sold Date

23-Dec-24

Distance

1.35km



**101/279 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

 1  1  2

Sold Price

\$899,000

Sold Date

02-Feb-25

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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