

# 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

156 Powlett Street, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$3,725,000 Property Type House Suburb East Melbourne

Period - From 01/01/2023 to 31/12/2023 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	8 Erin St RICHMOND 3121	\$3,175,000	12/08/2023
2	70 Drummond St CARLTON 3053	\$3,010,000	05/08/2023
3	25 Abinger St RICHMOND 3121	\$2,550,000	29/07/2023

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.~~

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**Indicative Selling Price**  
\$2,700,000 - \$2,900,000

**Median House Price**  
Year ending December 2023: \$3,725,000



3   2   2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 178 sqm approx  
Agent Comments

## Comparable Properties



8 Erin St RICHMOND 3121 (REI/VG)

Agent Comments

5   3   1

**Price:** \$3,175,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 227 sqm approx



70 Drummond St CARLTON 3053 (REI)

Agent Comments

4   1   6

**Price:** \$3,010,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 267 sqm approx



25 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

3   1   1

**Price:** \$2,550,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 267 sqm approx

Account - Marshall White | P: 03 9822 9999



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