### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address   17	7 Albert Street, East Melbourne Vic 3002
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,800,000	&	\$1,950,000
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#### Median sale price

Median price	\$3,550,000	Pro	perty Type	House		Suburb	East Melbourne
Period - From	01/04/2024	to	31/03/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	78 Albert St EAST MELBOURNE 3002	\$1,702,000	07/01/2025
2	18 Cambridge St COLLINGWOOD 3066	\$2,000,000	10/12/2024
3	263 George St FITZROY 3065	\$1,820,000	07/12/2024

#### 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:	28/05/2025 10:08



Date of sale









Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,800,000 - \$1,950,000 **Median House Price** Year ending March 2025: \$3,550,000

## Comparable Properties



78 Albert St EAST MELBOURNE 3002 (VG)

Price: \$1,702,000 Method: Sale Date: 07/01/2025

Property Type: House (Res) Land Size: 175 sqm approx

**Agent Comments** 



18 Cambridge St COLLINGWOOD 3066 (REI/VG)





**Agent Comments** 

Price: \$2,000,000 Method: Private Sale Date: 10/12/2024 Property Type: House Land Size: 156 sqm approx



263 George St FITZROY 3065 (REI/VG)



**Agent Comments** 

Price: \$1,820,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 185 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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