Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/6 Webb Lane, East Melbourne Vic 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,600,000		&		\$1,750,0	00			
Median sale price									
Median price	\$784,500	Pro	operty Type	Unit			Suburb	East Melbourne	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6/22 Powlett St EAST MELBOURNE 3002	\$1,750,000	23/04/2025
2	181 Simpson St EAST MELBOURNE 3002	\$1,665,000	16/04/2025
3	7/179 George St EAST MELBOURNE 3002	\$1,630,000	08/02/2025

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:

13/05/2025 12:22









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,600,000 - \$1,750,000 Median Unit Price Year ending March 2025: \$784,500

Comparable Properties

6/22 Powlett St EAST MELBOURNE 3002 (REI) 3 2 2 1 Price: \$1,750,000 Method: Private Sale Date: 23/04/2025 Property Type: Apartment	Agent Comments
181 Simpson St EAST MELBOURNE 3002 (REI) 1 1 2 1 Price: \$1,665,000 Method: Private Sale Date: 16/04/2025 Property Type: House	Agent Comments
7/179 George St EAST MELBOURNE 3002 (REI/VG) 3 2 2 2 Price: \$1,630,000 Method: Auction Sale Date: 08/02/2025 Property Type: Apartment	Agent Comments

Account - Jellis Craig | P: 03 9864 5000



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