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

	110/166 Wellington Parade, 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 \$480,000 &	\$520,000
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Median sale price

Median price	\$601,750	Pro	perty Type Ur	nit		Suburb	East Melbourne
Period - From	01/04/2025	to	30/06/2025	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	8/29 Albert St EAST MELBOURNE 3002	\$525,000	11/09/2025
2	306/9 Eades St EAST MELBOURNE 3002	\$532,500	15/08/2025
3	203/71 Abinger St RICHMOND 3121	\$495,000	11/08/2025

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:	24/09/2025 16:26



Date of sale







Rooms: 2

Property Type: Unit **Agent Comments**

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** June quarter 2025: \$601,750

Comparable Properties



8/29 Albert St EAST MELBOURNE 3002 (REI)

Price: \$525,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment

Agent Comments



306/9 Eades St EAST MELBOURNE 3002 (REI/VG)





Agent Comments

Price: \$532,500 Method: Private Sale Date: 15/08/2025

Property Type: Apartment



203/71 Abinger St RICHMOND 3121 (REI)



Price: \$495,000 Method: Private Sale Date: 11/08/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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