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	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

Single price \$490,000

Median sale price

Median price \$680,000	Pro	operty Type Uni	t		Suburb	East Melbourne
Period - From 27/10/2024	to	26/10/2025	Sou	urce	Property	/ Data

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	205/33 Cliveden CI EAST MELBOURNE 3002	\$475,000	25/09/2025
2	112/33 Cliveden CI EAST MELBOURNE 3002	\$450,000	20/05/2025
3	110/33 Cliveden CI EAST MELBOURNE 3002	\$445,000	12/05/2025

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:	27/10/2025 13:18



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$490,000 Median Unit Price 27/10/2024 - 26/10/2025: \$680,000

Comparable Properties



205/33 Cliveden CI EAST MELBOURNE 3002 (REI)

1

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1

a 1

Price: \$475,000 Method: Private Sale Date: 25/09/2025

Property Type: Apartment

Agent Comments

newer apartment treed outlook but nearer to jolimont station



112/33 Cliveden CI EAST MELBOURNE 3002 (REI/VG)

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a 1

Agent Comments

apartment looks over train line

Price: \$450,000 Method: Private Sale Date: 20/05/2025

Property Type: Apartment

110/33 Cliveden CI EAST MELBOURNE 3002 (REI/VG)

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3 1

Agent Comments over looking train line

Price: \$445,000 Method: Private Sale Date: 12/05/2025

Rooms: 2

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000





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