

# 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

110/166 Wellington Parade, 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)

Single price

\$490,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

East Melbourne

Period - From

27/10/2024

to

26/10/2025

Source

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         | Price     | 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



1   
 1   
 1

**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   
 1   
 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)**

1   
 1   
 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 20/05/2025

**Property Type:** Apartment

Agent Comments

apartment looks over train line



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

1   
 1   
 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 12/05/2025

**Rooms:** 2

**Property Type:** Apartment

Agent Comments

over looking train line

Account - BigginScott | P: 03 9426 4000