

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 401/201 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$630,000 Property Type Unit Suburb East Melbourne

Period - From 01/01/2026 to 31/03/2026 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	Price	Date of sale
1	103/45 York St RICHMOND 3121	\$412,000	07/04/2026
2	102/11 Hoddle St COLLINGWOOD 3066	\$445,000	19/03/2026
3	108/31 Napoleon St COLLINGWOOD 3066	\$440,000	30/01/2026

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:

27/04/2026 14:15



1
 1
 1

Rooms: 2
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$440,000
Median Unit Price
 March quarter 2026: \$630,000

Comparable Properties



103/45 York St RICHMOND 3121 (REI)

Agent Comments

1
 1
 1

Price: \$412,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment



102/11 Hoddle St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1
 1
 1

Price: \$445,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment



108/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1
 1
 1

Price: \$440,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000