

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 3/29 George Street, East Melbourne Vic 3002

Indicative selling price

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

Single price \$625,000

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	12/246 Albert St EAST MELBOURNE 3002	\$585,000	23/04/2026
2	9/246 Albert St EAST MELBOURNE 3002	\$640,000	23/02/2026
3	2/129-135 Grey St EAST MELBOURNE 3002	\$550,000	29/11/2025

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: 21/05/2026 14:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$625,000
Median Unit Price
March quarter 2026: \$630,000

Comparable Properties



12/246 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment



9/246 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment



2/129-135 Grey St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Apartment

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