

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

907/162 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$700,000 Property Type Unit Suburb East Melbourne

Period - From 22/06/2025 to 21/06/2026 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.

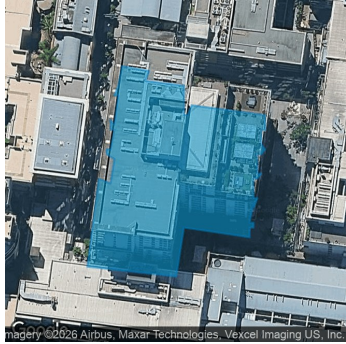
	Address of comparable property	Price	Date of sale
1	214V/162 Albert St EAST MELBOURNE 3002	\$585,000	24/03/2026
2	1007V/162 Albert St EAST MELBOURNE 3002	\$635,000	23/03/2026
3	1107/162 Albert St EAST MELBOURNE 3002	\$585,000	31/12/2025

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:

22/06/2026 10:56



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
22/06/2025 - 21/06/2026: \$700,000

Comparable Properties



214V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment



1007V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment



1107/162 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 31/12/2025
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000