

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

1011/162 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$601,750

Property Type

Unit

Suburb

East Melbourne

Period - From

01/04/2025

to

30/06/2025

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	117/33 Judd St RICHMOND 3121	\$575,000	17/04/2025
2	1010/162 Albert St EAST MELBOURNE 3002	\$578,880	20/03/2025
3			

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:

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Indicative Selling Price
\$575,000

Median Unit Price
June quarter 2025: \$601,750



1 1 1

Rooms: 3
Property Type: Apartment
Land Size: 8353.324 sqm approx
Agent Comments

Comparable Properties



117/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment

1010/162 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

2 1 1

Price: \$578,880
Method: Private Sale
Date: 20/03/2025
Property Type: Unit

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.



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