

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

27/22-36 Agnes Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$840,000 & \$910,000

Median sale price

Median price \$747,500 Property Type Unit Suburb East Melbourne

Period - From 01/10/2025 to 31/12/2025 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	62/34-50 King William St FITZROY 3065	\$900,000	17/01/2026
2	9/1 Owen St CARLTON 3053	\$850,000	24/12/2025
3	3/2 Kipling St CREMORNE 3121	\$850,000	08/12/2025

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:

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Rooms: 4
Property Type: Flat
Land Size: 2318.915 sqm approx
 Agent Comments

Indicative Selling Price
 \$840,000 - \$910,000
Median Unit Price
 December quarter 2025: \$747,500

Comparable Properties



62/34-50 King William St FITZROY 3065 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 17/01/2026
Property Type: Apartment



9/1 Owen St CARLTON 3053 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment



3/2 Kipling St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 08/12/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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