

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

403/9 Eades Street, East Melbourne VIC 3002

Indicative selling price

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

Range between

\$610,000

&

\$650,000

Median sale price

Median price

\$3,050,000

Property Type

Other

Suburb

East Melbourne

Period - From

19/08/2025

to

18/02/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
501/9-19 Eades Street East Melbourne VIC 3002	\$635,000	20/11/2025
524/21 Wellington Street Collingwood VIC 3066	\$625,000	20/10/2025
2009/7 Riverside Quay Southbank VIC 3006	\$618,000	02/11/2025

This Statement of Information was prepared on:

19/02/2026