

# 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

1/30 St Andrews Place, East Melbourne Vic 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$3,125,000 Property Type House 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	803/1 Powlett St EAST MELBOURNE 3002	\$2,410,000	25/11/2025
2	174 Powlett St EAST MELBOURNE 3002	\$2,300,000	16/11/2025
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.

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**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

December quarter 2025: \$3,125,000



3 2 4

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** approx. 175 sqm  
approx

**Agent Comments**

Including 2 storage units.

The three East Melbourne properties below are the most comparable due to their high-end status. While their bedrooms, bathrooms, and parking vary, East Melbourne consistently commands premium prices driven by superior building facilities, favorable aspects, and views, rather than just the unit configuration.

## Comparable Properties



**803/1 Powlett St EAST MELBOURNE 3002 (REI)**

[Agent Comments](#)

3 2 3

**Price:** \$2,410,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** Apartment



**174 Powlett St EAST MELBOURNE 3002 (REI)**

[Agent Comments](#)

3 2 3

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 16/11/2025

**Property Type:** House

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.