

# 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

146 George Street, East Melbourne Vic 3002
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### Indicative selling price

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

Range between 

\$3,000,000
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 & 

\$3,300,000
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### Median sale price

Median price 

\$3,050,000
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 Property Type 

House
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 Suburb 

East Melbourne
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Period - From 

01/01/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	139 Simpson St EAST MELBOURNE 3002	\$3,050,000	28/11/2025
2	57 Berry St EAST MELBOURNE 3002	\$3,350,000	06/11/2025
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.

This Statement of Information was prepared on: 

11/02/2026 21:06
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 3  2  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

Year ending December 2025: \$3,050,000

## Comparable Properties



**139 Simpson St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$3,050,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** House

**Land Size:** 183 sqm approx



**57 Berry St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** House

**Land Size:** 168 sqm approx

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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