

# 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

203/380 Albert Street, 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 \$3,500,000 & \$3,800,000

### Median sale price

Median price \$3,125,000 Property Type House Suburb East Melbourne

Period - From 02/08/2025 to 02/02/2026 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	3203/433 Collins St MELBOURNE 3000	\$3,650,000	27/08/2025
2			
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: 02/02/2026 12:13



 3  2  2

Property Type:

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,800,000

Median House Price

December quarter 2025: \$3,125,000

## Comparable Properties



3203/433 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

 3  2  2

Price: \$3,650,000

Method: Private Sale

Date: 27/08/2025

Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999



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