

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 301/380 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$5,700,000 & \$6,200,000

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 | 802/11 Wellington St COLLINGWOOD 3066 | \$5,700,000 | 27/11/2025 |
| 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 10:56



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$5,700,000 - \$6,200,000

Median House Price

December quarter 2025: \$3,125,000

Comparable Properties



802/11 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments

 3  3  3

Price: \$5,700,000

Method: Private Sale

Date: 27/11/2025

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.