

# 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 208/166 Wellington Parade, 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 \$500,000 & \$550,000

### Median sale price

Median price \$747,500 Property Type Unit 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	110/166 Wellington Pde EAST MELBOURNE 3002	\$465,000	08/12/2025
2	508/166 Wellington Pde EAST MELBOURNE 3002	\$530,000	12/11/2025
3	205/166 Wellington Pde EAST MELBOURNE 3002	\$600,000	01/09/2025

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: 21/01/2026 11:48



**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
December quarter 2025: \$747,500

## Comparable Properties



**110/166 Wellington Pde EAST MELBOURNE 3002 (REI/VG)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** Apartment



**508/166 Wellington Pde EAST MELBOURNE 3002 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** Apartment



**205/166 Wellington Pde EAST MELBOURNE 3002 (REI/VG)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 01/09/2025  
**Property Type:** Apartment

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