

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 3/53 Grey Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$495,000 & \$515,000

Median sale price

Median price \$748,750 Property Type Unit Suburb East Melbourne

Period - From 01/10/2024 to 30/09/2025 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	2/23 Albert St EAST MELBOURNE 3002	\$525,000	17/11/2025
2	8/29 Albert St EAST MELBOURNE 3002	\$525,000	11/09/2025
3	3/21 Hotham St EAST MELBOURNE 3002	\$515,000	09/07/2025

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: 25/11/2025 10:35



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$515,000

Median Unit Price

Year ending September 2025: \$748,750

Comparable Properties



2/23 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

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Price: \$525,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment



8/29 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

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Price: \$525,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment



3/21 Hotham St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

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Price: \$515,000

Method: Private Sale

Date: 09/07/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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