

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 406m/201 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$780,000 Property Type Unit Suburb East Melbourne

Period - From 01/07/2025 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	508/166 Wellington Pde EAST MELBOURNE 3002	\$530,000	12/11/2025
2	P03P/191 Powlett St EAST MELBOURNE 3002	\$510,000	15/10/2025
3	210V/162 Albert St EAST MELBOURNE 3002	\$527,500	13/09/2025

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: 07/01/2026 09:38



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$535,000

Median Unit Price

September quarter 2025: \$780,000

Comparable Properties



508/166 Wellington Pde EAST MELBOURNE 3002 (REI)

Agent Comments

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Price: \$530,000

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment



P03P/191 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments

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Price: \$510,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: Apartment



210V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

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Price: \$527,500

Method: Private Sale

Date: 13/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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