

## 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

409/280 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,900

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

103/85 RATHDOWNE STREET CARLTON VIC 3053	\$1,785,000	04-Dec-25
602/182 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$1,850,000	22-Oct-25

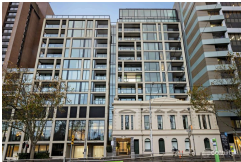
OR

**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 6 months.

This Statement of Information was prepared on: 25 February 2026

**103/85 RATHDOWNE STREET  
CARLTON VIC 3053**

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Sold Price **\$1,785,000** Sold Date **04-Dec-25**Distance **1.26km****602/182 WELLINGTON PARADE  
EAST MELBOURNE VIC 3002**

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Sold Price **\$1,850,000** Sold Date **22-Oct-25**Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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