Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

110/33 Cliveden Close, East Melbourne Vic 3002

Indicative selling price

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

Range between	\$450,000	&	\$475,000

Median sale price

Median price	\$899,000	Pro	perty Type	Unit		Suburb	East Melbourne
Period - From	01/01/2025	to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	1905/31 Spring St MELBOURNE 3000	\$450,000	07/04/2025
2	905/26 Southgate Av SOUTHBANK 3006	\$490,000	13/01/2025
3	10G/279 Wellington Pde EAST MELBOURNE 3002	\$450,000	18/11/2024

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.

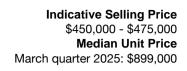
This Statement of Information was prepared on:	30/04/2025 11:16



Date of sale



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Property Type: Apartment Agent Comments

Comparable Properties



1905/31 Spring St MELBOURNE 3000 (REI)

Agent Comments

Price: \$450,000 Method: Private Sale Date: 07/04/2025

Property Type: Apartment



905/26 Southgate Av SOUTHBANK 3006 (REI/VG)

Agent Comments

Agent Comments

Method: Private Sale Date: 13/01/2025 Rooms: 2

Price: \$490,000

Property Type: Unit

10G/279 Wellington Pde EAST MELBOURNE 3002 (VG)

Price: \$450,000 Method: Sale Date: 18/11/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



