

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

12/108-114 GEORGE STREET EAST MELBOURNE VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

3/84 GREY STREET EAST MELBOURNE VIC 3002	\$610,000	17-Feb-25
27/201 WELLINGTON PARADE SOUTH EAST MELBOURNE VIC 3002	\$625,000	21-Nov-24
402/166 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$580,000	24-Jun-24

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: 24 April 2025



**3/84 GREY STREET EAST
MELBOURNE VIC 3002**

 1  1  -

Sold Price

\$610,000

Sold Date

17-Feb-25

Distance

0.42km



**27/201 WELLINGTON PARADE
SOUTH EAST MELBOURNE VIC
3002**

 1  1  1

Sold Price

\$625,000

Sold Date

21-Nov-24

Distance

0.76km



**402/166 WELLINGTON PARADE
EAST MELBOURNE VIC 3002**

 1  1  1

Sold Price

\$580,000

Sold Date

24-Jun-24

Distance

0.22km



**607/9-19 EADES STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price

\$590,000

Sold Date

06-Jun-24

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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