

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

12/21-25 POWLETT 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

205/166 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$600,000	02-Sep-25
62/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$606,500	15-Jul-25
403K/211 POWLETT STREET EAST MELBOURNE VIC 3002	\$580,000	02-Jan-26

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: 13 January 2026



**205/166 WELLINGTON PARADE
EAST MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$600,000** Sold Date **02-Sep-25**

Distance **0.05km**

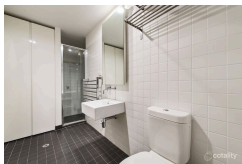


**62/1-27 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

 1  1  1

Sold Price **\$606,500** Sold Date **15-Jul-25**

Distance **0.61km**



**403K/211 POWLETT STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **02-Jan-26**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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