

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

405/153-155 WELLINGTON PARADE SOUTH 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

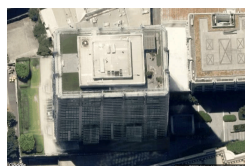
T506/348-350 ST KILDA ROAD MELBOURNE VIC 3004	\$320,000	03-Dec-24
408/99 A'BECKETT STREET MELBOURNE VIC 3000	\$275,000	30-Oct-24
204/18 FINLAY PLACE CARLTON VIC 3053	\$290,000	23-Sep-24

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: 03 February 2025

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**T506/348-350 ST KILDA ROAD
 MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$320,000** Sold Date **03-Dec-24**

Distance **1.79km**



**408/99 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$275,000** Sold Date **30-Oct-24**

Distance **1.85km**



**204/18 FINLAY PLACE CARLTON
 VIC 3053**

 1  1  1

Sold Price **\$290,000** Sold Date **23-Sep-24**

Distance **1.8km**

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

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