

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

201/133-143 JOLIMONT ROAD 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

217/133-143 JOLIMONT ROAD EAST MELBOURNE VIC 3002	\$355,000	13-Oct-25
511/133-143 JOLIMONT ROAD EAST MELBOURNE VIC 3002	\$390,000	16-Jun-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: 20 October 2025



217/133-143 JOLIMONT ROAD EAST Sold Price
MELBOURNE VIC 3002

^{RS} **\$355,000** ^{UN}

Sold Date **13-Oct-25**

1 1 1

Distance **0km**



511/133-143 JOLIMONT ROAD EAST Sold Price
MELBOURNE VIC 3002

\$390,000

Sold Date **16-Jun-25**

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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