

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

3/246 Albert Street, East Melbourne Vic 3002

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$748,750

Property Type

Unit

Suburb

East Melbourne

Period - From

01/10/2024

to

30/09/2025

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	Price	Date of sale
1	1/109 George St EAST MELBOURNE 3002	\$1,080,000	22/10/2025
2	101C/2 Brewery La COLLINGWOOD 3066	\$1,100,000	16/07/2025
3	12/92 Wellington St COLLINGWOOD 3066	\$1,010,000	02/06/2025

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:

12/11/2025 16:16



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending September 2025: \$748,750

Comparable Properties



1/109 George St EAST MELBOURNE 3002 (REI)

 2  1  -

Price: \$1,080,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment

Agent Comments

inferior location



101C/2 Brewery La COLLINGWOOD 3066 (REI/VG)

 2  2  1

Price: \$1,100,000

Method: Private Sale

Date: 16/07/2025

Property Type: Apartment

Agent Comments

inferior location



12/92 Wellington St COLLINGWOOD 3066 (REI)

 2  2  1

Price: \$1,010,000

Method: Private Sale

Date: 02/06/2025

Property Type: Apartment

Agent Comments

inferior location

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504