

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

302/133 Jolimont Road, East Melbourne, Vic 3002


Indicative selling price

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

Single price \$148,800

Median sale price

Median price \$720,000 Property type Unit Suburb East Melbourne

Period - From 01/04/2025 to 30/06/2025 Source  PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1210/238 Flinders St, Melbourne, VIC 3000	\$155,000	02/04/2025
408/62-68 HAYWARD LANE, Melbourne, VIC 3000	\$148,000	22/05/2025
721/268 Flinders Street, Melbourne, VIC 3000	\$152,000	06/12/2024

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 01/08/2025