

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

49/1-27 WELLINGTON CRESCENT 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

\$1,500,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

56/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$1,502,500	26-Feb-25
54/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$1,350,000	05-Feb-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: 15 September 2025

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**56/1-27 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

Sold Price

\$1,502,500

Sold Date

26-Feb-25

2

2

2

Distance

0km



**54/1-27 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

Sold Price

\$1,350,000

Sold Date

05-Feb-25

3

2

4

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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