

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

5/53 Powlett Street, East Melbourne Vic 3002

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

East Melbourne

Period - From

05/11/2024

to

04/11/2025

Source

Property Data

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	205/33 Cliveden CI EAST MELBOURNE 3002	\$475,000	25/09/2025
2	112/33 Cliveden CI EAST MELBOURNE 3002	\$450,000	20/05/2025
3	110/33 Cliveden CI EAST MELBOURNE 3002	\$445,000	12/05/2025

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:

05/11/2025 10:25



Property Type: Unit

Agent Comments

Indicative Selling Price

\$455,000

Median Unit Price

05/11/2024 - 04/11/2025: \$700,000

Comparable Properties



205/33 Cliveden CI EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 25/09/2025

Property Type: Apartment



112/33 Cliveden CI EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 20/05/2025

Property Type: Apartment



110/33 Cliveden CI EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 12/05/2025

Rooms: 2

Property Type: Apartment

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