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	5/53 Powlett Street, East Melbourne Vic 3002
Including suburb and	
postcode	

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	Pro	perty Type	Unit		Suburb	East Melbourne
Period - From	05/11/2024	to	04/11/2025		Source	Property	y 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

Add	dress 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 comparableproperties 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





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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)

Price: \$475,000 Method: Private Sale Date: 25/09/2025

Property Type: Apartment

Agent Comments



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

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Price: \$450,000 Method: Private Sale Date: 20/05/2025

Property Type: Apartment

Agent Comments



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

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Price: \$445,000 Method: Private Sale Date: 12/05/2025

Rooms: 2 Property Type: Apartment Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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