

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

P4/191 POWLETT STREET 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

1/40 WEBB LANE EAST MELBOURNE VIC 3002	\$850,000	18-Feb-25
16/21-25 POWLETT STREET EAST MELBOURNE VIC 3002	\$830,000	30-Nov-24
7/53-59 GREY STREET EAST MELBOURNE VIC 3002	\$840,000	15-Mar-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: 29 April 2025



YORKSHIRE
PROPERTY

Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



1/40 WEBB LANE EAST
MELBOURNE VIC 3002

2 1 1

Sold Price **\$850,000** Sold Date **18-Feb-25**

Distance **0.96km**



16/21-25 POWLETT STREET EAST
MELBOURNE VIC 3002

2 1 1

Sold Price **\$830,000** Sold Date **30-Nov-24**

Distance **0.63km**



7/53-59 GREY STREET EAST
MELBOURNE VIC 3002

2 1 1

Sold Price ^{RS} **\$840,000** Sold Date **15-Mar-25**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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