

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

12/21-25 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

East Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

16/108-114 GEORGE STREET EAST MELBOURNE VIC 3002	\$585,000	29-Jul-25
1/101-107 GIPPS STREET EAST MELBOURNE VIC 3002	\$618,500	31-May-25
5/66-68 GIPPS STREET EAST MELBOURNE VIC 3002	\$602,500	05-Jul-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: 11 November 2025



**16/108-114 GEORGE STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price

\$585,000

Sold Date

29-Jul-25

Distance

0.18km



**1/101-107 GIPPS STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price

\$618,500

Sold Date

31-May-25

Distance

0.31km



**5/66-68 GIPPS STREET EAST
MELBOURNE VIC 3002**

 1  1  1

Sold Price

^{RS} **\$602,500**

Sold Date

05-Jul-25

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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