

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

|                                                     |           |           |
|-----------------------------------------------------|-----------|-----------|
| 205/166 WELLINGTON PARADE EAST MELBOURNE VIC 3002   | \$600,000 | 02-Sep-25 |
| 62/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002 | \$606,500 | 15-Jul-25 |
| 403K/211 POWLETT STREET EAST MELBOURNE VIC 3002     | \$580,000 | 02-Jan-26 |

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: 13 January 2026


**205/166 WELLINGTON PARADE  
EAST MELBOURNE VIC 3002**

 1
  1
  1

Sold Price **\$600,000** Sold Date **02-Sep-25**

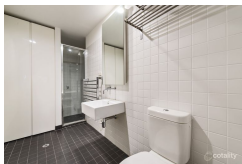
Distance **0.05km**


**62/1-27 WELLINGTON CRESCENT  
EAST MELBOURNE VIC 3002**

 1
  1
  1

Sold Price **\$606,500** Sold Date **15-Jul-25**

Distance **0.61km**


**403K/211 POWLETT STREET EAST  
MELBOURNE VIC 3002**

 1
  1
  1

Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **02-Jan-26**

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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