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	9/246 Albert Street, East Melbourne, Vic 3002

Indicative selling price

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

Single price	$680,000

Median sale price

Median price	$635,000	Property type	*Unit*	Suburb	East Melbourne

Period - From	01/11/2025	to	31/01/2026	Source	PropTrack

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
501/9 Eades Street, East Melbourne, VIC 3002	$635,000	20/11/2025
401/9 Eades Street, East Melbourne, VIC 3002	$630,000	15/08/2025
503/260 Little Collins Street, Melbourne, VIC 3000	$640,000	01/09/2025

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: 05/02/2026