

# 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

307/201 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)

range between

\$475,000

&

\$520,000

### Median sale price

Median price

\$682,500

Property type

Unit

Suburb

East Melbourne

Period - From

01/12/2025

to

28/02/2026

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
1/14 Albert Street, Abbotsford, VIC 3067	\$490,000	06/12/2025
211/36 REGENT STREET, Richmond, VIC 3121	\$490,000	21/01/2026
508/166 Wellington Parade, East Melbourne, VIC 3002	\$530,000	12/11/2025

**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: 23/03/2026