

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

1301/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$478,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	907/38 Rose La MELBOURNE 3000	\$450,000	08/09/2026
2	2101/8 Exploration La MELBOURNE 3000	\$455,000	15/05/2026
3	2404/8 Exploration La MELBOURNE 3000	\$455,000	24/03/2026

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:

23/09/2026 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
Year ending June 2026: \$478,000

Comparable Properties



907/38 Rose La MELBOURNE 3000 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 08/09/2026
Property Type: Apartment
Land Size: 70 sqm approx



2101/8 Exploration La MELBOURNE 3000 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 15/05/2026
Property Type: Apartment



2404/8 Exploration La MELBOURNE 3000 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 24/03/2026
Property Type: Apartment

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