

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

1904/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$385,000 & \$415,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2026

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	3804/200 Spencer St MELBOURNE 3000	\$395,000	28/05/2026
2	712/87 Franklin St MELBOURNE 3000	\$405,000	06/05/2026
3	1009/318 Little Lonsdale St MELBOURNE 3000	\$401,000	27/04/2026

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:

17/07/2026 12:30



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$385,000 - \$415,000
Median Unit Price
 June quarter 2026: \$470,000

Comparable Properties



3804/200 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 28/05/2026
Property Type: Apartment



712/87 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment



1009/318 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$401,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

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