

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

1910/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$488,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2025

to

30/06/2025

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	803/109 Clarendon St SOUTHBANK 3006	\$395,000	04/07/2025
2	503/41 Batman St WEST MELBOURNE 3003	\$380,000	01/07/2025
3	1609/11 Rose La MELBOURNE 3000	\$400,000	25/06/2025

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:

25/07/2025 12:09



2
 1
 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$380,000 - \$410,000
Median Unit Price
 June quarter 2025: \$488,000

Comparable Properties



803/109 Clarendon St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 -

Price: \$395,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment
Land Size: 61 sqm approx



503/41 Batman St WEST MELBOURNE 3003 (REI)

Agent Comments

2
 1
 -

Price: \$380,000
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment



1609/11 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments

2
 1
 -

Price: \$400,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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