

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

204/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$260,000 & \$285,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 25/08/2025

to 24/08/2026

Source Property Data

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	211/155 Bourke St MELBOURNE 3000	\$350,000	10/06/2026
2	108/108 Flinders St MELBOURNE 3000	\$350,000	11/05/2026
3	720/250 Elizabeth St MELBOURNE 3000	\$307,000	05/05/2026

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:

25/08/2026 09:33

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$260,000 - \$285,000

Median Unit Price

25/08/2025 - 24/08/2026: \$490,000

Comparable Properties

**211/155 Bourke St MELBOURNE 3000 (REI/VG)**

Agent Comments

**Price:** \$350,000**Method:** Private Sale**Date:** 10/06/2026**Property Type:** Apartment**108/108 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments

**Price:** \$350,000**Method:** Private Sale**Date:** 11/05/2026**Property Type:** Apartment**720/250 Elizabeth St MELBOURNE 3000 (REI/VG)**

Agent Comments

**Price:** \$307,000**Method:** Private Sale**Date:** 05/05/2026**Property Type:** Apartment

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