

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

2303/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$478,888

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2026

to

31/03/2026

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	5001/33 Rose La MELBOURNE 3000	\$345,000	19/03/2026
2	1404/8 Downie St MELBOURNE 3000	\$350,000	24/02/2026
3	1710/8 Downie St MELBOURNE 3000	\$333,900	03/11/2025

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:

23/04/2026 12:39



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$330,000 - \$360,000
Median Unit Price
 March quarter 2026: \$478,888

Comparable Properties



5001/33 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
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Price: \$345,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment



1404/8 Downie St MELBOURNE 3000 (REI)

Agent Comments

1
 1
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Price: \$350,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment



1710/8 Downie St MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
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Price: \$333,900
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733