

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

3012/668 Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Melbourne

Period - From

13/08/2025

to

12/08/2026

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	7/11 Anderson St WEST MELBOURNE 3003	\$1,250,000	19/02/2026
2			
3			

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:

13/08/2026 09:30

3012/668 Bourke Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,300,000
Median Unit Price
13/08/2025 - 12/08/2026: \$495,000

Comparable Properties



7/11 Anderson St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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