

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

302/8 BOWEN CRESCENT MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

308/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$740,000	22-Jan-26
508/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$730,000	08-May-25
701/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$670,000	24-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 23 March 2026



308/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **\$740,000** Sold Date **22-Jan-26**

Distance **0km**



508/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **\$730,000** Sold Date **08-May-25**

Distance **0km**

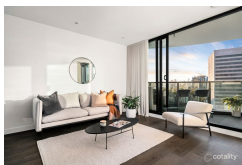


701/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **\$670,000** Sold Date **24-Apr-25**

Distance **0km**



1406/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **\$675,000** Sold Date **26-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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