

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 707/8 Bowen Crescent, Melbourne Vic 3004

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 13/03/2025 to 12/03/2026 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	2710/50 Albert Rd SOUTH MELBOURNE 3205	\$850,000	12/02/2026
2	1502/3 Yarra St SOUTH YARRA 3141	\$795,000	23/01/2026
3	4401/35 Queensbridge St SOUTHBANK 3006	\$860,000	27/11/2025

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: 13/03/2026 15:04

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

13/03/2025 - 12/03/2026: \$520,000



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  1

Property Type: Apartment

Agent Comments

Comparable Properties

**2710/50 Albert Rd SOUTH MELBOURNE 3205 (REI)**

Agent Comments

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  2

Price: \$850,000**Method:** Private Sale**Date:** 12/02/2026**Property Type:** Apartment**1502/3 Yarra St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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Price: \$795,000**Method:** Private Sale**Date:** 23/01/2026**Property Type:** Apartment**4401/35 Queensbridge St SOUTHBANK 3006 (VG)**

Agent Comments

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Price: \$860,000**Method:** Sale**Date:** 27/11/2025**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 8644 5500