

# 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

1402/8 Downie Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$350,000

### Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/12/2024 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	304/243 Franklin St MELBOURNE 3000	\$345,000	06/01/2025
2	1701/393 Spencer St WEST MELBOURNE 3003	\$345,000	12/12/2024
3	715/17 Singers La MELBOURNE 3000	\$330,000	03/12/2024

**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:

28/01/2025 14:02



Property Type:

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

Year ending December 2024: \$485,000

## Comparable Properties



304/243 Franklin St MELBOURNE 3000 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 06/01/2025

Property Type: Apartment



1701/393 Spencer St WEST MELBOURNE 3003 (REI/VG) Agent Comments



Price: \$345,000

Method: Private Sale

Date: 12/12/2024

Property Type: Apartment



715/17 Singers La MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 03/12/2024

Property Type: Apartment

Account - Biggin &amp; Scott | P: 03 9534 0241 | F: 03 9525 4336