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	1104/8 Sutherland Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range $450,000 & $468,000

Median sale price

Median price $460,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 01/09/2025 to 31/08/2026 Source REA

Comparable property sales

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
3708/8 SUTHERLAND STREET, MELBOURNE VIC 3000	$460,000	31/07/2026
2207/8 SUTHERLAND STREET, MELBOURNE VIC 3000	$450,000	24/05/2026
2802/120 ABECKETT STREET, MELBOURNE VIC 3000	$463,000	25/06/2026

This Statement of Information was prepared on: 14/09/2026

Ironfish
together in property