### 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								
Range betweer	een \$320,000		&		\$340,000			
Median sale p	rice							
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	813/233 Collins St MELBOURNE 3000	\$329,000	14/03/2025
2	2203/8 Downie St MELBOURNE 3000	\$328,000	30/01/2025
3	1711/8 Downie St MELBOURNE 3000	\$348,000	29/01/2025

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:

30/06/2025 17:30



# BRADY residential





**Property Type:** Agent Comments Indicative Selling Price \$320,000 - \$340,000 Median Unit Price Year ending March 2025: \$470,000

## **Comparable Properties**

	813/233 Collins St MELBOURNE 3000 (REI/VG)   1 1   1 1   Price: \$329,000   Method: Private Sale   Date: 14/03/2025   Property Type: Apartment	Agent Comments
The Partners	2203/8 Downie St MELBOURNE 3000 (REI/VG) 1 1 1 Price: \$328,000 Method: Private Sale Date: 30/01/2025 Rooms: 2 Property Type: Apartment	Agent Comments
	1711/8 Downie St MELBOURNE 3000 (VG) 1	Agent Comments

#### Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.