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 Exploration Lane, Melbourne Vic 3000

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$480,000		&		\$510,000			
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	3312/33 Rose La MELBOURNE 3000	\$510,000	12/03/2025
2	804/228 Abeckett St MELBOURNE 3000	\$490,000	27/02/2025
3	2005/380 Little Lonsdale St MELBOURNE 3000	\$485,000	10/02/2025

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:

24/04/2025 12:02



BRADY residential

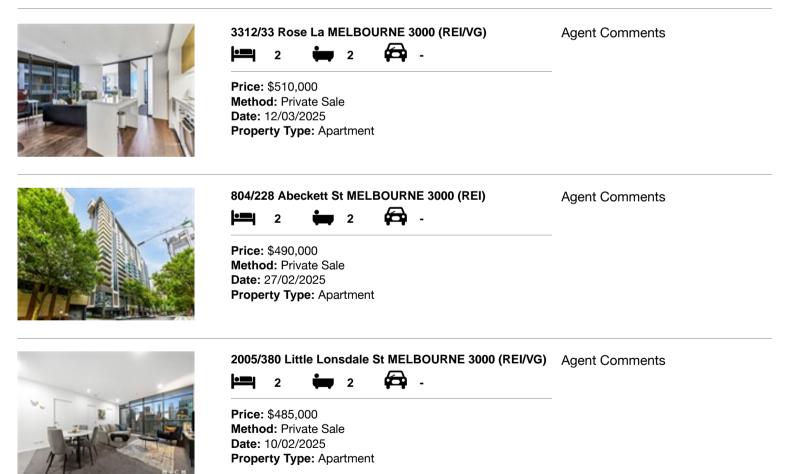




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$480,000 - \$510,000 Median Unit Price Year ending March 2025: \$470,000

Comparable Properties



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



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