

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 consumer.vic.gov.au/underquoting

Range between \$480,000 & \$510,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2024 to 31/03/2025 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	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



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



3312/33 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 12/03/2025

Property Type: Apartment



804/228 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 27/02/2025

Property Type: Apartment



2005/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment

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