

# 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

1710/8 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

\$469,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2024

to

30/06/2025

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 | 2403/8 Downie St MELBOURNE 3000          | \$335,000 | 02/07/2025   |
| 2 | 804/601 Little Collins St MELBOURNE 3000 | \$330,000 | 11/06/2025   |
| 3 | 2701/7 Katherine PI MELBOURNE 3000       | \$331,000 | 27/05/2025   |

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:

10/09/2025 15:59