

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

2010/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$350,000 & \$375,000

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 | 206/557 Little Lonsdale St MELBOURNE 3000 | \$370,000 | 14/04/2025 |
| 2 | 2407/80 Abeckett St MELBOURNE 3000 | \$380,000 | 08/04/2025 |
| 3 | 202/327 La Trobe St MELBOURNE 3000 | \$370,000 | 28/03/2025 |

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:

15/05/2025 16:20



 2
  1
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Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

Year ending March 2025: \$470,000

Comparable Properties



206/557 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$370,000

Method: Private Sale

Date: 14/04/2025

Property Type: Apartment



2407/80 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

 2
  1
  -

Price: \$380,000

Method: Private Sale

Date: 08/04/2025

Property Type: Apartment



202/327 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

 2
  1
  -

Price: \$370,000

Method: Private Sale

Date: 28/03/2025

Property Type: Apartment

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