

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

2403/8 DOWNIE STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1711/8 DOWNIE STREET MELBOURNE VIC 3000	\$348,000	29-Jan-25
2203/8 DOWNIE STREET MELBOURNE VIC 3000	\$328,000	30-Jan-25
106/551 FLINDERS LANE MELBOURNE VIC 3000	\$355,000	28-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025



**1711/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$348,000** Sold Date **29-Jan-25**

Distance **0km**



**2203/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$328,000** Sold Date **30-Jan-25**

Distance **0km**



**106/551 FLINDERS LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$355,000** Sold Date **28-Dec-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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