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	3002/5 Sutherland Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$315,000 & \$340,000	Range between	\$315,000	&	\$340,000
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Median sale price

Median price	\$465,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/10/2024	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	803/7 Katherine PI MELBOURNE 3000	\$330,000	29/10/2025
2	2113/33 Mackenzie St MELBOURNE 3000	\$329,000	01/10/2025
3	2602/5 Sutherland St MELBOURNE 3000	\$315,000	11/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2025 15:07









Indicative Selling Price \$315,000 - \$340,000 **Median Unit Price** Year ending September 2025: \$465,000

Comparable Properties



803/7 Katherine PI MELBOURNE 3000 (REI)

Price: \$330,000 Method: Private Sale Date: 29/10/2025

Property Type: Apartment

Agent Comments



2113/33 Mackenzie St MELBOURNE 3000 (REI/VG)

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Agent Comments

Price: \$329,000 Method: Private Sale Date: 01/10/2025

Property Type: Apartment



2602/5 Sutherland St MELBOURNE 3000 (REI/VG)





Price: \$315,000 Method: Private Sale Date: 11/08/2025

Property Type: Apartment

Agent Comments

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





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