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	302/8 BOWEN CRESCENT MELBOURNE VIC 3004

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	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

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
308/8 BOWEN CRESCENT MELBOURNE VIC 3004	$740,000	22-Jan-26
719/35 ALBERT ROAD MELBOURNE VIC 3004	$625,000	13-Aug-26
1216/35 ALBERT ROAD MELBOURNE VIC 3004	$650,000	02-Dec-25

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: 06 October 2026

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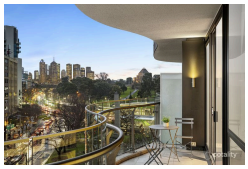


308/8 BOWEN CRESCENT MELBOURNE VIC 3004

2 2 1

Sold Price **$740,000** Sold Date **22-Jan-26**

Distance **0km**

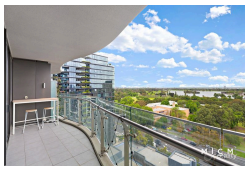


719/35 ALBERT ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **$625,000** Sold Date **13-Aug-26**

Distance **0.07km**



1216/35 ALBERT ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **$650,000** Sold Date **02-Dec-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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