

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

509/8 SUTHERLAND 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

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

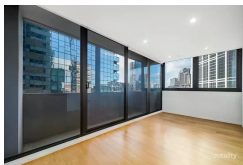
807/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$510,000	22-Aug-25
1402/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$452,000	07-Jun-25
2302/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$440,000	08-Jul-25

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: 11 November 2025

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807/8 SUTHERLAND STREET
MELBOURNE VIC 3000

2 2 -

Sold Price \$510,000 Sold Date 22-Aug-25

Distance 0km



1402/8 SUTHERLAND STREET
MELBOURNE VIC 3000

2 2 -

Sold Price \$452,000 Sold Date 07-Jun-25

Distance 0km



2302/8 SUTHERLAND STREET
MELBOURNE VIC 3000

2 2 -

Sold Price \$440,000 Sold Date 08-Jul-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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