

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

1405/8 Bowen Crescent, Melbourne Vic 3004

Indicative selling price

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

Range between \$4,400,000 & \$4,600,000

Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 22/04/2025 to 21/04/2026 Source Property Data

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	2303/8 Kavanagh St SOUTHBANK 3006	\$4,550,000	03/11/2025
2			
3			

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: 22/04/2026 15:45



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$4,400,000 - \$4,600,000

Median Unit Price

22/04/2025 - 21/04/2026: \$510,000

Comparable Properties



2303/8 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

4 2 3

Price: \$4,550,000

Method: Private Sale

Date: 03/11/2025

Property Type: Apartment

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.