

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

1910/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$478,888

Property Type Unit

Suburb Melbourne

Period - From 01/01/2026

to 31/03/2026

Source 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	Price	Date of sale
1	511/668 Bourke St MELBOURNE 3000	\$375,000	15/12/2025
2	1111/565 Flinders St MELBOURNE 3000	\$381,000	25/11/2025
3	1511/22 Dorcas St SOUTHBANK 3006	\$387,500	31/10/2025

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:

21/04/2026 14:15



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$385,000
Median Unit Price
 March quarter 2026: \$478,888

Comparable Properties



511/668 Bourke St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

1
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Price: \$375,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment



1111/565 Flinders St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

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Price: \$381,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment



1511/22 Dorcas St SOUTHBANK 3006 (REI/VG)

[Agent Comments](#)

1
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Price: \$387,500
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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