

# 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 707/8 Bowen Crescent, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 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	2710/50 Albert Rd SOUTH MELBOURNE 3205	\$850,000	12/02/2026
2	1502/3 Yarra St SOUTH YARRA 3141	\$795,000	23/01/2026
3	4401/35 Queensbridge St SOUTHBANK 3006	\$860,000	27/11/2025

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: 16/04/2026 15:42

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

Year ending March 2026: \$485,000



 2   
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  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**2710/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

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  2

**Price:** \$850,000**Method:** Private Sale**Date:** 12/02/2026**Property Type:** Apartment**1502/3 Yarra St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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  2   
  1

**Price:** \$795,000**Method:** Private Sale**Date:** 23/01/2026**Property Type:** Apartment**4401/35 Queensbridge St SOUTHBANK 3006 (VG)**

Agent Comments

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**Price:** \$860,000**Method:** Sale**Date:** 27/11/2025**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 8644 5500