

# 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 1606/7-8 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 & \$780,000

### Median sale price

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

Period - From 30/04/2025 to 29/04/2026 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	305/582 St Kilda Rd MELBOURNE 3004	\$775,000	19/03/2026
2	1102/3 Yarra St SOUTH YARRA 3141	\$770,000	24/11/2025
3	1005/74 Queens Rd MELBOURNE 3004	\$750,000	13/11/2025

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: 30/04/2026 16:12



2 2 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$750,000 - \$780,000

**Median Unit Price**

30/04/2025 - 29/04/2026: \$510,000

## Comparable Properties



**305/582 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

2 2 1

**Price:** \$775,000

**Method:** Private Sale

**Date:** 19/03/2026

**Property Type:** Apartment



**1102/3 Yarra St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** Apartment



**1005/74 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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