

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

6/8 Charles Street, East Melbourne Vic 3002

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$685,500 Property Type Unit Suburb East Melbourne

Period - From 17/10/2024 to 16/10/2025 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	4502/1 Freshwater PI SOUTHBANK 3006	\$730,000	09/09/2025
2	3/24 St Leonards Ct SOUTH YARRA 3141	\$755,000	11/06/2025
3	11/76 Oxford St COLLINGWOOD 3066	\$768,900	15/05/2025

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: 17/10/2025 13:11



1
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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

17/10/2024 - 16/10/2025: \$685,500

Comparable Properties



4502/1 Freshwater PI SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$730,000

Method: Private Sale

Date: 09/09/2025

Property Type: Apartment



3/24 St Leonards Ct SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$755,000

Method: Private Sale

Date: 11/06/2025

Property Type: Apartment



11/76 Oxford St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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 1

Price: \$768,900

Method: Sold Before Auction

Date: 15/05/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000