Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

6/8 Charles Street, East Melbourne Vic 3002
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Indicative selling price

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

Range between \$72	0,000	&	\$780,000
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Median sale price

Median price	\$685,500	Pro	perty Type Ur	it		Suburb	East Melbourne
Period - From	17/10/2024	to	16/10/2025	So	urce	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

Add	dress 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 comparableproperties 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









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)

Price: \$730,000 Method: Private Sale Date: 09/09/2025

Property Type: Apartment

Agent Comments



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





Agent Comments

Price: \$755,000 Method: Private Sale Date: 11/06/2025

Property Type: Apartment

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

Price: \$768,900

Method: Sold Before Auction

Date: 15/05/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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