

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

204a/8 Exploration Lane, Melbourne Vic 3000

Indicative selling price

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

Single price

\$275,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2026

to

30/06/2026

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.

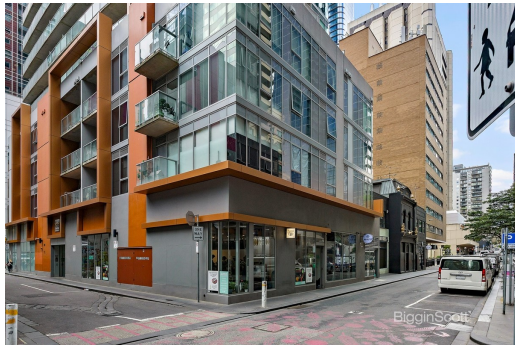
	Address of comparable property	Price	Date of sale
1	815/250 Elizabeth St MELBOURNE 3000	\$288,000	27/08/2026
2	1012/58 Jeffcott St WEST MELBOURNE 3003	\$291,000	25/08/2026
3	502/53 Batman St WEST MELBOURNE 3003	\$276,000	07/08/2026

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:

07/09/2026 13:50



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$275,000

Median Unit Price

June quarter 2026: \$470,000

Comparable Properties



815/250 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments

1
 1
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Price: \$288,000

Method: Private Sale

Date: 27/08/2026

Property Type: Apartment



1012/58 Jeffcott St WEST MELBOURNE 3003 (REI)

Agent Comments

1
 1
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Price: \$291,000

Method: Private Sale

Date: 25/08/2026

Property Type: Apartment



502/53 Batman St WEST MELBOURNE 3003 (REI)

Agent Comments

1
 1
 -

Price: \$276,000

Method: Private Sale

Date: 07/08/2026

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000