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	802/8 Bowen Crescent, Melbourne Vic 3000

Indicative selling price

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

Single price $590,000

Median sale price

Median price $510,000 Property Type Unit Suburb Melbourne

Period - From 04/05/2025 to 03/05/2026 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	509/39 Park St SOUTH MELBOURNE 3205	$595,000	30/04/2026
2			
3			

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: 04/05/2026 10:39

802/8 Bowen Crescent, Melbourne Vic 3000

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$590,000
Median Unit Price
04/05/2025 - 03/05/2026: $510,000

Comparable Properties



509/39 Park St SOUTH MELBOURNE 3205 (REI)

2 2 1

Price: $595,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment

Agent Comments

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.

Account - Jellis Craig | P: 03 8644 5500

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