

20Statement 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

8/ 24 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Indication price range

\$475,000 to \$499,000

Median sale price

Median price

\$485,000

Property type

Apartments

Suburb

Melbourne

Period - From

1/07/2025

to

1/07/2026

Source

Propertydata.com.au

Comparable property sales

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	1305/ 157 A'Beckett Street, Melbourne Vic 3000	\$475,000	10/04/2026
2	2704/ 483 Swanston Street, Melbourne Vic 3000	\$480,000	16/04/2026
3	5/ 108 Flinders Lane, Melbourne Vic 3000	\$530,000	14/04/2026

This Statement of Information was prepared on:

1/ 07/ 2026