

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

401/8 EXPLORATION LANE MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1402/8 EXPLORATION LANE MELBOURNE VIC 3000	\$470,000	06-Jun-25
2210/500 ELIZABETH STREET MELBOURNE VIC 3000	\$520,000	07-Aug-25
807/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$510,000	22-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 03 November 2025



Sophie Shaw

P 03 9369 1456

M 0425876805

E realestate@shawea.com.au

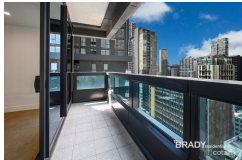


**1402/8 EXPLORATION LANE
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$470,000** Sold Date **06-Jun-25**

Distance **0km**



**2210/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$520,000** Sold Date **07-Aug-25**

Distance **0.74km**



**807/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$510,000** Sold Date **22-Aug-25**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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