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	1605/8 Sutherland Street, Melbourne Vic 3000

Indicative selling price

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

Range between $520,000 & $540,000

Median sale price

Median price $478,888 Property Type Unit Suburb Melbourne

Period - From 01/01/2026 to 31/03/2026 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	3605/8 Sutherland St MELBOURNE 3000	$530,000	16/04/2026
2	13/55 Haines St NORTH MELBOURNE 3051	$560,000	14/04/2026
3	905/83 Flemington Rd NORTH MELBOURNE 3051	$520,000	18/03/2026

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: 23/04/2026 11:31

1605/8 Sutherland Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$520,000 - $540,000
Median Unit Price
March quarter 2026: $478,888

Comparable Properties



3605/8 Sutherland St MELBOURNE 3000 (REI)

2 | 2 | -

Price: $530,000
Method: Private Sale
Date: 16/04/2026
Property Type: Apartment
Land Size: 76 sqm approx

Agent Comments



13/55 Haines St NORTH MELBOURNE 3051 (REI)

2 | 1 | -

Price: $560,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment
Land Size: 1629 sqm approx

Agent Comments

905/83 Flemington Rd NORTH MELBOURNE 3051 (VG)

2 | - | -

Price: $520,000
Method: Sale
Date: 18/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733

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