

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

4005/8 SUTHERLAND STREET 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

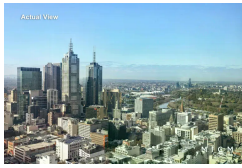
Date of sale

4508/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$680,000	16-Sep-25
3415/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$678,000	08-Oct-25
3203/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$670,000	24-Jan-26

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: 23 February 2026

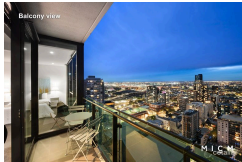


4508/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$680,000** Sold Date **16-Sep-25**

Distance **0.08km**

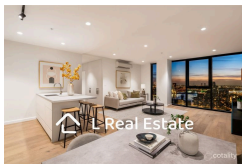


3415/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$678,000** Sold Date **08-Oct-25**

Distance **0.69km**



3203/65 DUDLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price **\$670,000** Sold Date **24-Jan-26**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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