Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	8/7 Drewery Lane, Melbourne VIC 3000

Indicative selling price

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

Single price	X	or range between	$990,000	&	$1,089,000

Median sale price

Median price	$469,000	Property type	Apartment	Suburb	Melbourne
Period - from	01/07/24	to	30/06/25	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 25/50 Bourke Street	$1,200,000	11/09/25	131.5m2	2	2	1
2. 36/180 Little Collins Street	$1,180,000	05/12/25	108.9m2	2	2	1

This Statement of Information was prepared on: 16/01/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1/7 Drewery Lane	$905,000	26/05/25	84m2	2	2	1
5. 23/7 Drewery Lane	$1,115,000	24/04/24	84m2	2	2	1
6. 33/7 Drewery Lane	$1,150,000	03/05/23	83m2	2	2	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$850 - $900

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$2,134.51	$678.98	$4,235.00	$7,048.49

Size	Year Built	# In Complex/Block	Facilities
77m2	Built 1910, top 2 floors added 1938 (to original architect specifications) converted to apartments in 1995	45 / 45	Communal Roof Terrace & Garden

Owners Corporation	Chattels
Teska & Carson - Richmond P: 03 9421 7085	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Dovers Printery	Deadline Sale – 17/02/26 @ 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.