

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

811/628 FLINDERS STREET DOCKLANDS VIC 3008

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

\$370,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Docklands

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

4212/220 SPENCER STREET MELBOURNE VIC 3000	\$380,000	28-Oct-24
103A/16 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$370,000	14-Nov-24
1606/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$395,000	09-Dec-24

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: 05 February 2025

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**4212/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$380,000** Sold Date **28-Oct-24**

Distance **0.6km**



**103A/16 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$370,000** Sold Date **14-Nov-24**

Distance **1.47km**



**1606/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$395,000** Sold Date **09-Dec-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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