

## 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

911/268 FLINDERS STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

\$175,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

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

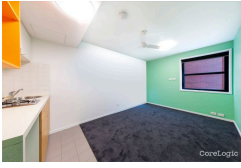
Date of sale

1121/268 FLINDERS STREET MELBOURNE VIC 3000	\$165,000	28-Aug-24
815/268 FLINDERS STREET MELBOURNE VIC 3000	\$177,000	15-Oct-24
401/500 FLINDERS STREET MELBOURNE VIC 3000	\$175,000	28-Oct-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: 18 February 2025



**1121/268 FLINDERS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$165,000** Sold Date **28-Aug-24**

Distance **0km**



**815/268 FLINDERS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$177,000** Sold Date **15-Oct-24**

Distance **0km**



**401/500 FLINDERS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$175,000** Sold Date **28-Oct-24**

Distance **0.73km**

RS = Recent sale      UN = Undisclosed Sale

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