

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

101/268 FLINDERS 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

or range
between

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

23-29 ROSE LANE MELBOURNE VIC 3000	\$260,000	17-Feb-25
1-19 ROSE LANE MELBOURNE VIC 3000	\$260,000	17-Feb-25
627-629 LONSDALE STREET MELBOURNE VIC 3000	\$260,000	17-Feb-25

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: 03 April 2025



23-29 ROSE LANE MELBOURNE VIC 3000

2 1 1

Sold Price

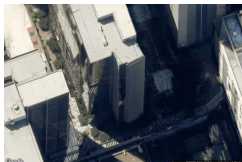
\$260,000

Sold Date

17-Feb-25

Distance

1.09km



1-19 ROSE LANE MELBOURNE VIC 3000

2 1 1

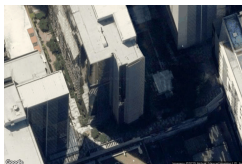
Sold Price

Sold Date

17-Feb-25

Distance

1.09km



627-629 LONSDALE STREET MELBOURNE VIC 3000

2 1 1

Sold Price

Sold Date

17-Feb-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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