

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	1106/268 Flinders Street, Melbourne, VIC 3000
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Indicative selling price

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

Price Range	\$150,000	&	\$165,000
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Median sale price

Median price	\$470,000	Property Type	House	Suburb	Melbourne (3000)
Period - From	01/05/2025	to	26/11/2025	Source	REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
206/268 FLINDERS STREET, MELBOURNE VIC 3000	\$160,000	07/11/2025
326/268 FLINDERS STREET, MELBOURNE VIC 3000	\$165,000	30/09/2025
309/268 FLINDERS STREET, MELBOURNE VIC 3000	\$160,000	27/08/2025

This Statement of Information was prepared on: 26/11/2025