

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

1116/628 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

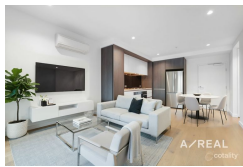
Date of sale

317/628 FLINDERS STREET DOCKLANDS VIC 3008	\$502,500	08-Jan-26
518/628 FLINDERS STREET DOCKLANDS VIC 3008	\$490,000	03-Feb-26
1413/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	11-Nov-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: 21 April 2026



317/628 FLINDERS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price **\$502,500** Sold Date **08-Jan-26**

Distance **0km**

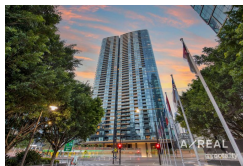


518/628 FLINDERS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price **\$490,000** Sold Date **03-Feb-26**

Distance **0km**

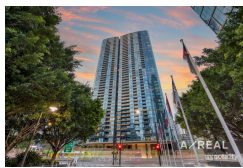


1413/628 FLINDERS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price **\$500,000** Sold Date **11-Nov-25**

Distance **0km**



2513/628 FLINDERS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price **\$540,000** Sold Date **22-Dec-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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