

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

1209/565 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

\$560,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

3607/200 SPENCER STREET MELBOURNE VIC 3000	\$565,000	08-Sep-25
802/220 SPENCER STREET MELBOURNE VIC 3000	\$570,000	19-Sep-25
3909/200 SPENCER STREET MELBOURNE VIC 3000	\$575,000	06-Sep-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: 26 January 2026

Ernest Towle

M 0407540768

E ernest.towle@jalinrealty.com



**3607/200 SPENCER STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$565,000** Sold Date **08-Sep-25**

Distance **0.59km**



**802/220 SPENCER STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$570,000** Sold Date **19-Sep-25**

Distance **0.67km**



**3909/200 SPENCER STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$575,000** Sold Date **06-Sep-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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