

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

1215/238-242 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

\$185,000

&

\$203,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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









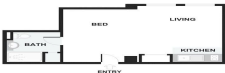


Date of sale

207/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$185,000	20-Aug-25
609/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$230,000	20-Dec-24
614/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$175,000	14-Dec-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: 31 October 2025

	207/238-242 FLINDERS STREET MELBOURNE VIC 3000	Sold Price	^{RS} \$185,000	Sold Date 20-Aug-25
	Distance 0km			
				
	609/238-242 FLINDERS STREET MELBOURNE VIC 3000	Sold Price	\$230,000	Sold Date 20-Dec-24
	Distance 0km			
	614/238-242 FLINDERS STREET MELBOURNE VIC 3000	Sold Price	\$175,000	Sold Date 14-Dec-24
	Distance 0km			
				
805/238 Flinders Street, Melbourne	805/238-242 FLINDERS STREET MELBOURNE VIC 3000	Sold Price	\$182,000	Sold Date 29-Mar-25
		Distance 0km		
				

RS = Recent sale

UN = Undisclosed Sale

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