

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

1302/628 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 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

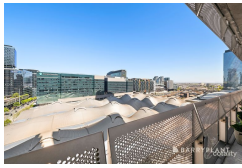
Date of sale

1505/620 COLLINS STREET MELBOURNE VIC 3000	\$651,500	16-May-25
701/8 WATERVIEW WALK DOCKLANDS VIC 3008	\$675,000	14-Apr-25
812/639 LONSDALE STREET MELBOURNE VIC 3000	\$540,000	16-Mar-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 July 2025



1505/620 COLLINS STREET MELBOURNE VIC 3000

2 2 1

Sold Price

\$651,500

Sold Date **16-May-25**

Distance **0.28km**



701/8 WATERVIEW WALK DOCKLANDS VIC 3008

2 2 1

Sold Price

\$675,000

Sold Date **14-Apr-25**

Distance **0.52km**



812/639 LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price

\$540,000

Sold Date **16-Mar-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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