

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

144/546-548 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

\$150,000

&

\$165,000

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

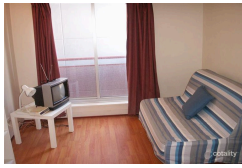
Date of sale

45/546-548 FLINDERS STREET MELBOURNE VIC 3000	\$162,000	03-May-25
309/268 FLINDERS STREET MELBOURNE VIC 3000	\$160,000	23-Aug-25
818/268 FLINDERS STREET MELBOURNE VIC 3000	\$155,000	24-Jun-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: 13 October 2025



**45/546-548 FLINDERS STREET
MELBOURNE VIC 3000**

 1
  1
  1

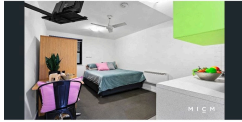
Sold Price

\$162,000

Sold Date **03-May-25**

Distance

0km



**309/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1
  1
  1

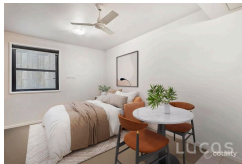
Sold Price

\$160,000

Sold Date **23-Aug-25**

Distance

0.89km



**818/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price

\$155,000

Sold Date **24-Jun-25**

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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