

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

2201/628 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

\$400,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

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

2710/138 SPENCER STREET MELBOURNE VIC 3000

\$415,000

03-Jul-25

1704/180 CITY ROAD SOUTHBANK VIC 3006

\$415,000

01-Jul-25

3205/33 ROSE LANE MELBOURNE VIC 3000

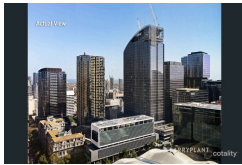
\$405,000

30-Aug-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



2710/138 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price

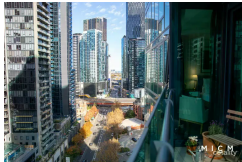
\$415,000

Sold Date

03-Jul-25

Distance

0.42km



1704/180 CITY ROAD SOUTHBANK VIC 3006

1 1 -

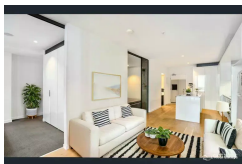
Sold Price

Sold Date

01-Jul-25

Distance

0.81km



3205/33 ROSE LANE MELBOURNE VIC 3000

1 1 -

Sold Price

\$405,000

Sold Date

30-Aug-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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