

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

2511/628 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

\$398,000

&

\$437,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2025

to

30 Jun 2026

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

2107/628 FLINDERS STREET DOCKLANDS VIC 3008	\$430,000	10-Mar-26
1012/628 FLINDERS STREET DOCKLANDS VIC 3008	\$410,000	26-Feb-25
1712/628 FLINDERS STREET DOCKLANDS VIC 3008	\$415,000	19-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: 14 July 2026



2107/628 FLINDERS STREET DOCKLANDS VIC 3008

1 1 -

Sold Price **\$430,000** Sold Date **10-Mar-26**

Distance **0km**



1012/628 FLINDERS STREET DOCKLANDS VIC 3008

1 1 -

Sold Price **\$410,000** Sold Date **26-Feb-25**

Distance **0km**



1712/628 FLINDERS STREET DOCKLANDS VIC 3008

1 1 -

Sold Price **\$415,000** Sold Date **19-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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